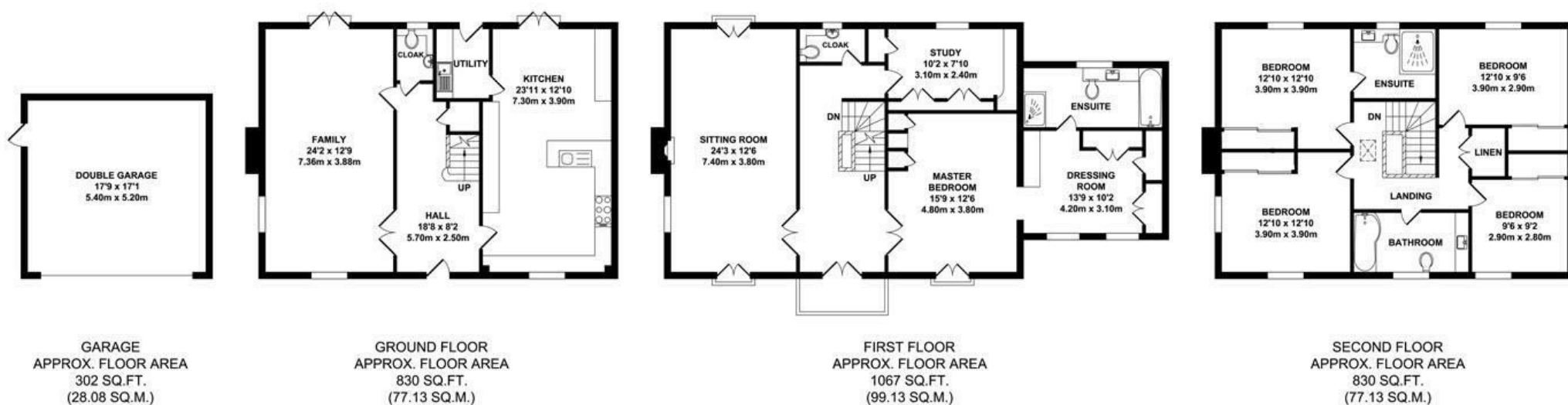




TOTAL APPROX. FLOOR AREA 3030 SQ.FT. (281.47 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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01732 522 822
info@khp.me



Maypole Drive
Kings Hill ME19 4BP
Offers Over £975,000

Tenure: Freehold

Council tax band: G



An EXECUTIVE Georgian style family property built by Countryside to their prestigious Sheridan design. This large link detached house is situated on a corner plot and benefits from a well-proportioned southerly facing rear garden and good views over the green.

Modernised to a high SPECIFCATION by the current owner.

Accommodation is arranged over three floors and boasts flexible living. The ground floor comprises a grand entrance hallway, DOUBLE ASPECT living room, MODERN kitchen/dining room, utility room and cloakroom WC.

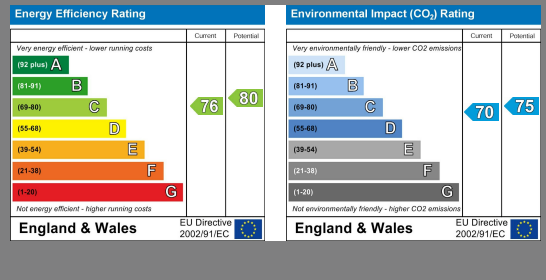
To the first floor is an open landing with French doors to Juliet balcony, large DOUBLE ASPECT sitting room, study and WC cloakroom, master bedroom benefiting from its very own dressing room and EN SUITE shower room.

To the second floor you will find four further good sized bedrooms and a family bathroom.

Externally there is a secure and landscaped rear garden, DOUBLE GARAGE and driveway.

Call now to arrange your viewing!!

- 5/6 Bedrooms
- 3 Reception Rooms
- Arranged Over Three Floors
- Corner Plot Over Looking The Green
- Modern Kitchen
- Nearby To Primary Schools
- Centrally Located To All Local Amenities
- Landscaped Rear Garden
- Double Garage & Driveway
- Modern Décor Throughout



LOCAL INFORMATION
Kings Hill is a modern, concept village situated in the heart of Kent that entwines quality of life, convenience and charm to create one of the most desirable places to live and bring up a family in England. Nestled amongst attractive, landscaped gardens and protected woodland areas the Management team at Kings Hill provides landscaping and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard.

This American-style of "concept living" has proven very popular and it engenders a strong sense of community amongst the local residents. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct to West Malling station, where trains run to London Victoria and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools (for details seekingshill.viat.org.uk, kingshillschool.org.uk and discovery.kent.sch.uk) and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre with range of classes and activities, nature park and much more.

Two miles away is the beautiful town of West Malling and all within ten miles are Royal Tunbridge Wells, Maidstone, Tonbridge and Paddock Wood. Staying closer to home Kings Hill offers Liberty Square - the hub of the village, where there is Asda and Waitrose supermarkets, eateries and further amenities such as (hairdressers, pharmacy, doctors, dentist and much more) can be found.

ADDITIONAL INFORMATION
Council Tax Band G
UPVC Double Glazing,
Kings Hill Management Charge - £460 pa
Local Estate Charge - TBC

Anti Money Laundering Charges
By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

