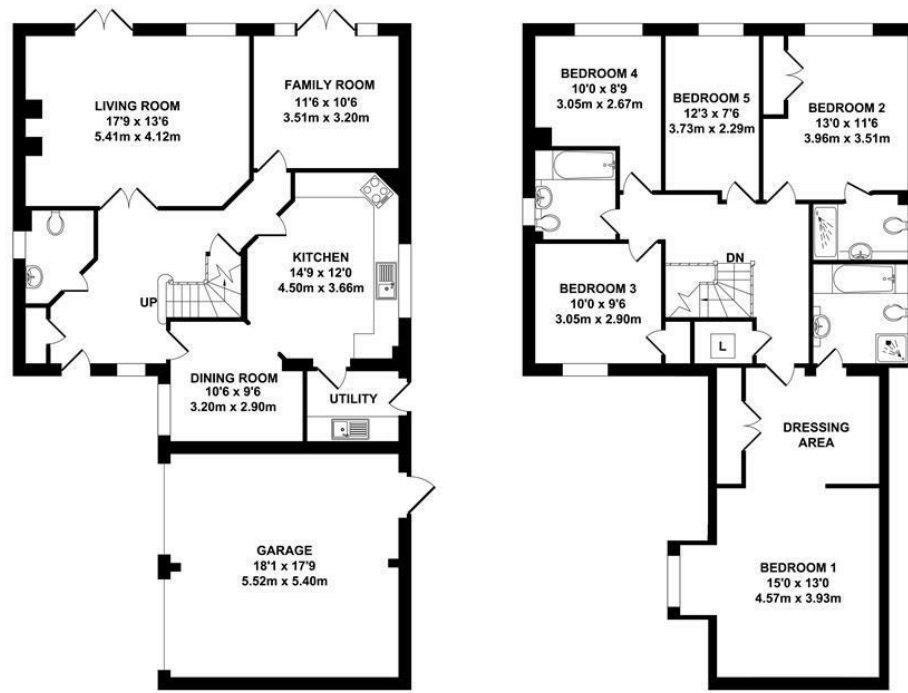




GROUND FLOOR  
APPROX. FLOOR AREA  
1218 SQ.FT.  
(113.17 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
1095 SQ.FT.  
(101.72 SQ.M.)

TOTAL APPROX. FLOOR AREA 2313 SQ.FT. (214.89 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



**Alderwick Grove**  
Kings Hill ME19 4GB  
Guide Price £780,000

Tenure: Freehold

Council tax band: G



A SOUGHT AFTER location - very close to woodland walks and conveniently located for access to primary schools, the golf course, local shops & amenities. This five bedroom detached property offers flexible accommodation set over two floors. Nestled in the corner of a private cul de sac.

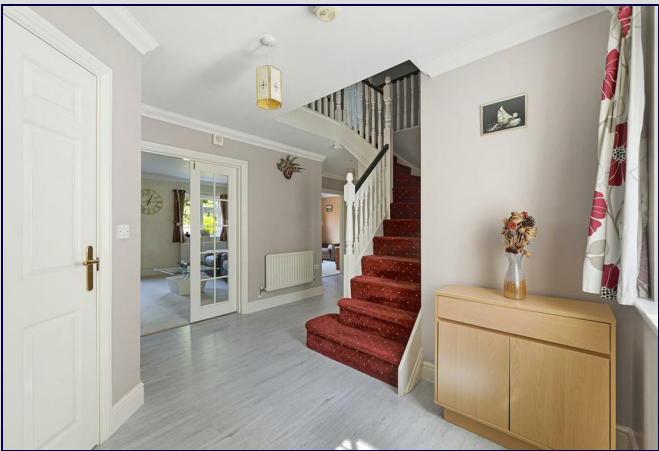
Internally the accommodation comprises entrance hall, family room, living room, cloakroom, kitchen that is open to an offset dining room and utility room. To the first floor is a galleried landing giving a real sense of space. There is a very generous size main bedroom with ensuite and dressing area, second bedroom with ensuite and wardrobe, three further bedrooms and main bathroom.

Externally there is a rear garden that enjoys a good degree of privacy. To the front is a double garage, driveway for two vehicles.

- Detached Home
- Close to Woodland Walks
- Double Garage & Driveway
- Kitchen With Offset Dining Room
- Utility Room
- 2 Reception Rooms
- Impressive Size Main Bedroom
- 4 Further Bedrooms
- 2 Ensuities, Bathroom & Cloakroom
- Private Rear Garden

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---------------------------------------------|-----------|------------------------------------------------|-----------|
| Current                                     | Potential | Current                                        | Potential |
| <b>Energy Efficiency Rating</b>             |           |                                                |           |
| Very energy efficient - lower running costs |           |                                                |           |
| (92 plus) <b>A</b>                          |           |                                                |           |
| (81-91) <b>B</b>                            |           |                                                |           |
| (69-80) <b>C</b>                            |           |                                                |           |
| (55-68) <b>D</b>                            |           |                                                |           |
| (43-54) <b>E</b>                            |           |                                                |           |
| (31-42) <b>F</b>                            |           |                                                |           |
| (1-20) <b>G</b>                             |           |                                                |           |
| Not energy efficient - higher running costs |           |                                                |           |
| <b>England &amp; Wales</b>                  |           |                                                |           |
| EU Directive 2002/91/EC                     |           |                                                |           |

|                                                                 |  |  |  |
|-----------------------------------------------------------------|--|--|--|
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  |  |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |  |  |
| (92 plus) <b>A</b>                                              |  |  |  |
| (81-91) <b>B</b>                                                |  |  |  |
| (69-80) <b>C</b>                                                |  |  |  |
| (55-68) <b>D</b>                                                |  |  |  |
| (43-54) <b>E</b>                                                |  |  |  |
| (31-42) <b>F</b>                                                |  |  |  |
| (1-20) <b>G</b>                                                 |  |  |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |  |  |
| <b>England &amp; Wales</b>                                      |  |  |  |
| EU Directive 2002/91/EC                                         |  |  |  |



LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, "American-style 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. 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 bus service to West Malling station, where trains run to London Victoria, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks 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, Aldi and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

ADDITIONAL INFORMATION

Freehold  
Kings Hill Management Charge for 2025 - £370 plus VAT.  
Local Estate Charge (Brunswick Place) - £378pa (for 2025)  
Built by Charles Church in 2003  
Council Tax Band G  
EPC Rating - TBC  
GFCH - New boiler in 2024  
Loft - part boarded  
Wooden Frame Double Glazing

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

