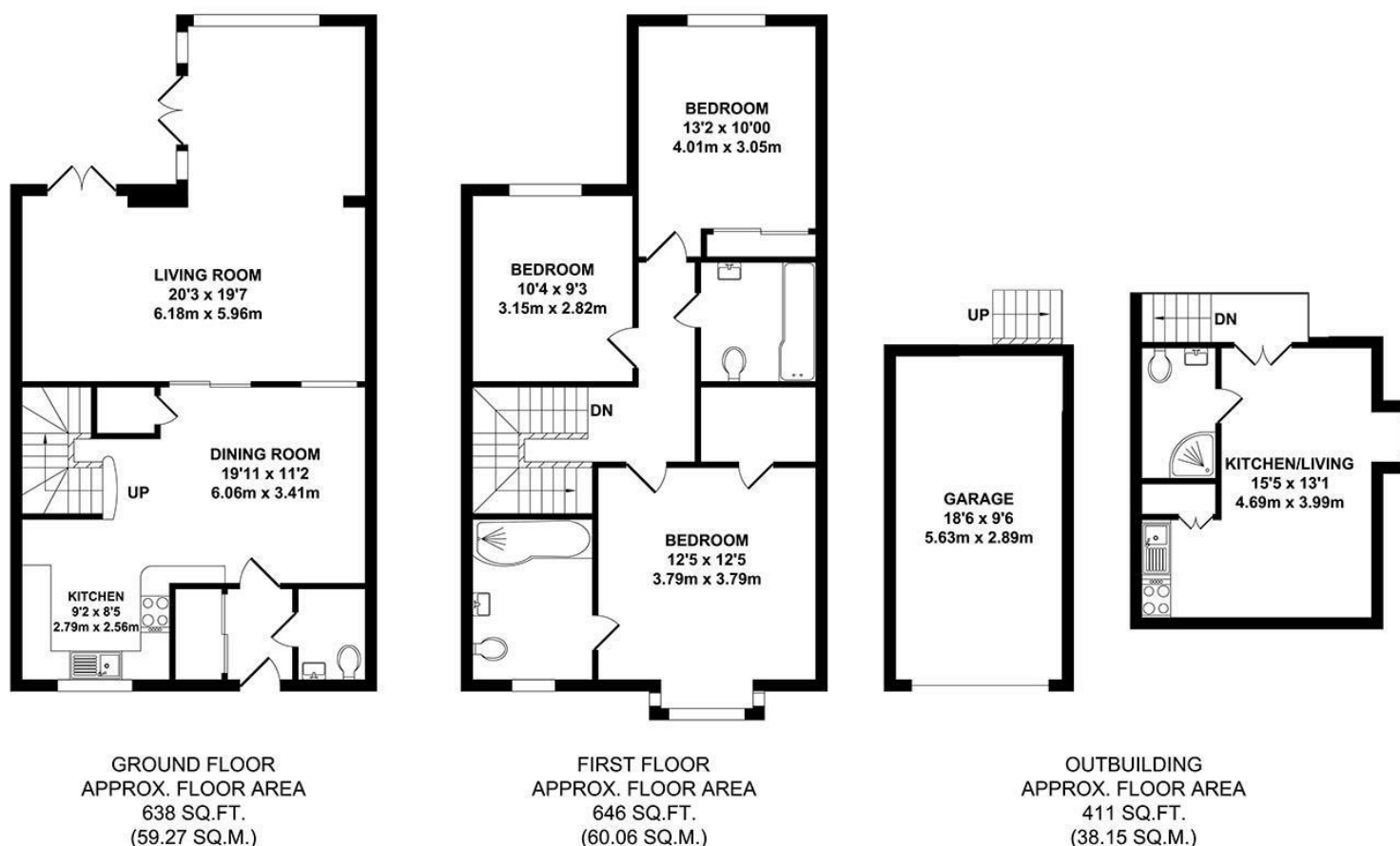




TOTAL APPROX. FLOOR AREA 1695 SQ.FT. (157.48 SQ.M.)

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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Shoosmith Lane
Kings Hill ME19 4FF
Guide Price £550,000

Tenure: Freehold

Council tax band: G



****GUIDE PRICE £550,000 - £575,000****

A well presented three-bedroom home forming part of the prestigious Oaks Hamlet development, ideally situated on the edge of Kings Hill. With woodlands on your door step, early viewing is highly recommended to fully appreciate the property and its location.

The ground floor accommodation comprises a contemporary fitted kitchen, a separate dining room, and a spacious L-shaped living room providing an excellent entertaining and family space. There is also a convenient downstairs W/C and a useful storage cupboard.

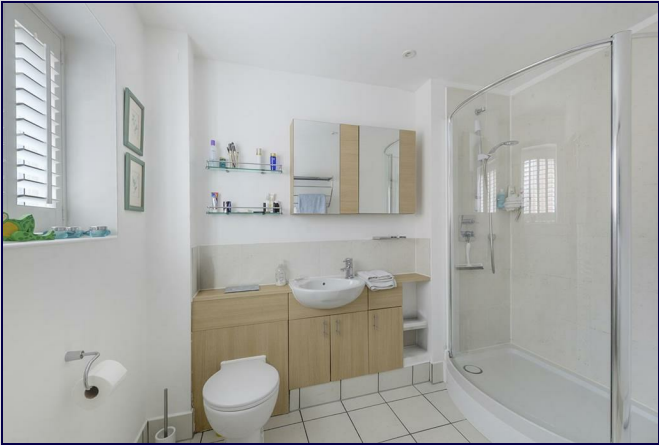
To the first floor, the property boasts three double bedrooms, including a superb principal bedroom featuring a walk-in wardrobe and private ensuite shower room. The second bedroom benefits from fitted wardrobes, and there is a well-appointed family bathroom accessed from a spacious landing.

Externally, the home offers a low-maintenance rear garden, a single garage with driveway parking in front, and an impressive additional studio room complete with its own kitchen and shower room — ideal for use as an annex, guest suite, or home office.

Call now to arrange your viewing and avoid disappointment.

- 3 double bedrooms
- Bonus studio room with Kitchen and shower room
- Single garage
- Tranquil location
- Esnuite
- Large L shape living room
- Downstairs W/C
- Modern Kitchen
- Low maintenance garden
- Viewing highly recommended

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



ADDITIONAL INFORMATION
Freehold
Kings Hill Management Charge for 2025 - £444pa
Local Estate Charge - £558.46pa APPROXIMATE
Council Tax Band - G
EPC Rating - C
Underfloor heating throughout the ground floor (Water).
Boiler in loft

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.

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.

