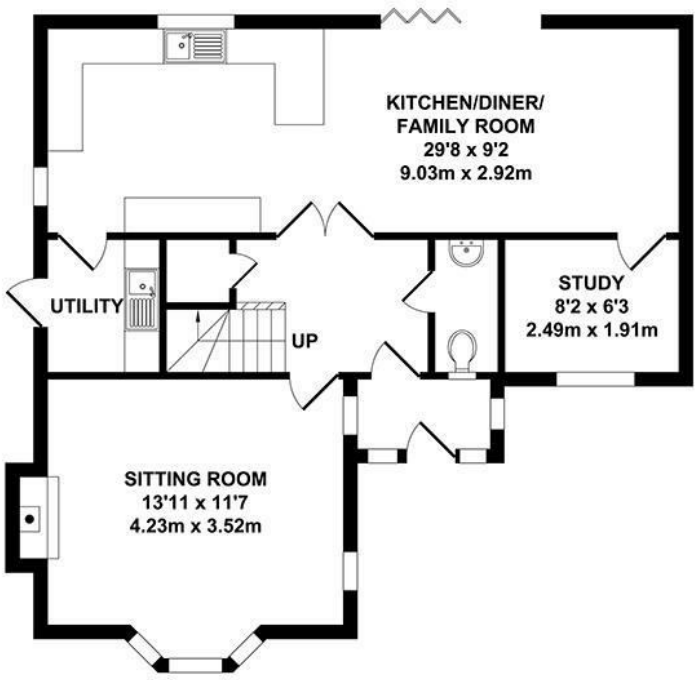
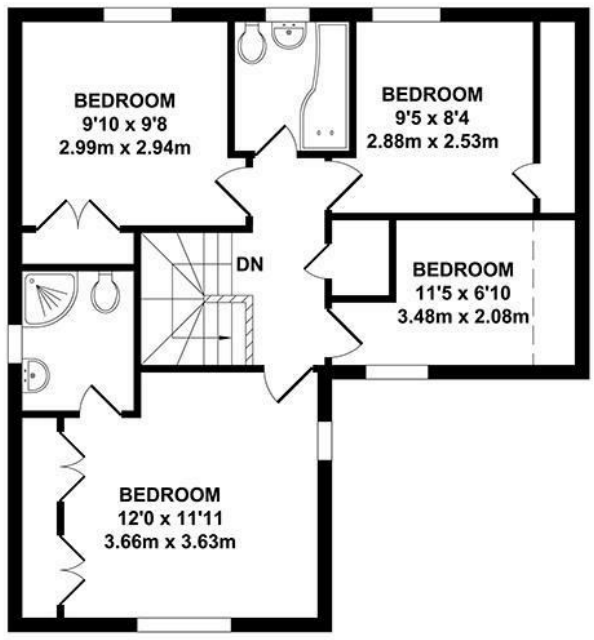


GROUND FLOOR
APPROX. FLOOR AREA
680 SQ.FT.
(63.19 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
584 SQ.FT.
(54.23 SQ.M.)

TOTAL APPROX. FLOOR AREA 1264 SQ.FT. (117.42 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.

Zome Media ©2025

The Property Ombudsman

KHP
www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com

rightmove

Zoopla.co.uk
Smarter property search

Lapins Lane

Kings Hill ME19 4LA

Guide Price £600,000

Tenure: Freehold

Council tax band: F

KHP
www.khp.me

GUIDE PRICE £600,000 - £625,000

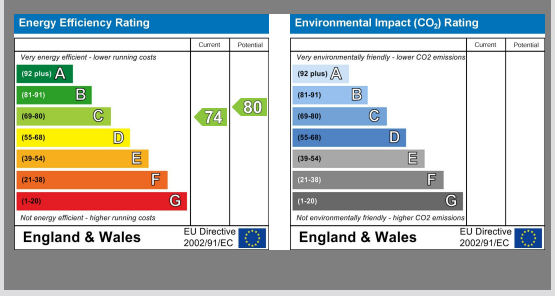
** PHASE 1 ** CORNER PLOT ** NO SERVICE CHARGES** This well presented 4 bedroom detached home is situated in Phase 1 of Kings Hill, the most popular part of Kings Hill benefitting from no service charge and a generous plot for King Hill. This family homes ticks every box for a family needing more space, with 4 good size bedrooms, private driveway, study and a utility room!

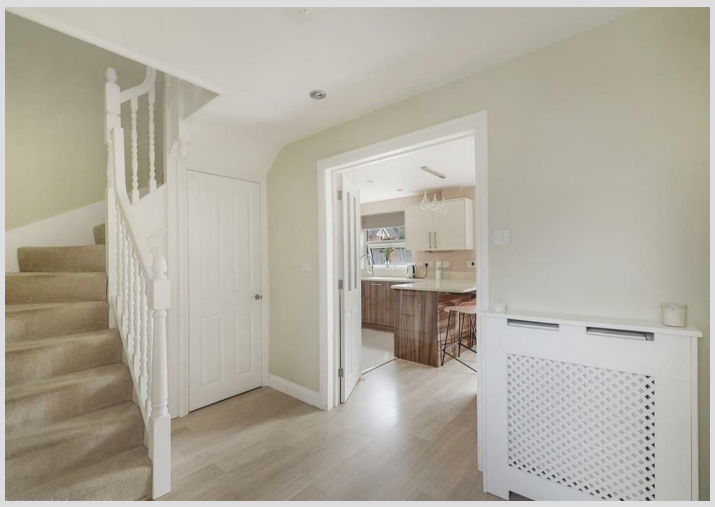
Once you comfortably park on the driveway, you will enter the property via the porch into the generously sized hallway. Upon entering, you will be able to access the cosy and sizable living room with a characterful bay window, or head straight into the kitchen diner family area. In the hallway, there is also access to the downstairs W/C. In the kitchen dining /family area, where the hub of the home is, you will find the utility room, open plan kitchen with fitted appliances, and direct access to the study.

On the first floor, you will find a 4 good size bedrooms. The main bedroom has a ensuite and fitted wardrobes, alongside bedroom 2 and 3, which also have fitted wardrobes. You will also find on the first floor a family bathroom and storage cupboard.

Externally the property has a generous sized corner plot enjoying a sunny westerly aspect, with a huge cabin, which is a fantastic place for a home office, or general storage. Parking for 2 cars on the driveway.

- Detached House
- Phase 1 Location
- Fabulous Open Plan Kitchen/Diner Space
- Living Room
- Study
- 4 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Driveway
- West Facing Rear Garden





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
Local Estate Charge - N/A as Phase 1
Built by Bryant Homes in 1999
Council Tax Band F
EPC Rating - C
Planning Permission to raise the roofline over the two smallest bedroom
Underfloor heating in tiled areas of the house.
UPVC 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.