



TOTAL APPROX. FLOOR AREA 4143 SQ.FT. (384.86 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 misstatement. 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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Clemens Place
Kings Hill ME19 4QH
Guide Price £1,450,000

Tenure: Freehold

Council tax band: G



Kings Hill Properties are delighted to present this rarely available, prestigious family home, tucked away at the end of a quiet cul-de-sac in Clemens Place. Backing directly onto Kings Hill Golf Course, this exceptional residence enjoys stunning views and offers approximately 4,000 sq ft of beautifully designed accommodation across three floors.

Finished to a high specification throughout, the home features impressive high ceilings, underfloor heating to the living areas, and versatile living spaces ideal for modern family life and entertaining.

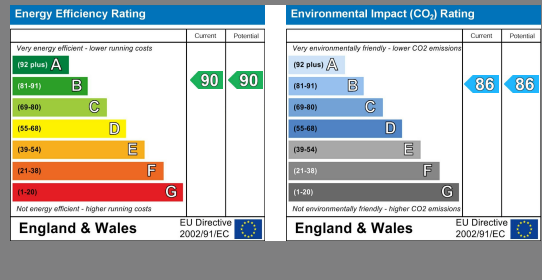
The ground floor comprises a fitted home office, a spacious en-suite bedroom with direct access to the terrace and rear garden, and a spectacular double-height dining room flooded with natural light and overlooking the golf course. The generous kitchen is fitted with integrated appliances and ample storage, opening into a dining/family area with access to the garden and veranda, while a separate utility room adds practicality.

The first and second floors offer four further spacious bedrooms, all with fitted wardrobes, alongside a library/snug, a sitting room with a balcony overlooking the golf course, and a large landing seating area with an additional balcony. The principal suite benefits from a dressing room (also suitable as a nursery), extensive fitted wardrobes, and a luxurious en-suite with separate bath and shower. Bedroom two also enjoys an en-suite, while bedrooms four and five are served by a modern family bathroom.

Outside, the landscaped front and rear gardens are designed for low maintenance and offer multiple seating areas, including two ground-floor verandas and three balconies, all perfectly positioned to enjoy the beautiful golf course views.

Further benefits include solar panels, a powered garage with an EV charging point, and driveway parking. This home combines generous living space, premium finishes, and an enviable golf course setting, making it one of Kings Hill's most desirable properties.

- Over 4000 SQFT
- Double garage and driveway
- Three Ensuites
- Prestigious location and Golf course views
- Over three floors
- High specification
- Versatile living accomadation
- Externally verandas and balconies, superb for enjoying the views
- Low maintenance garden
- Close to amenities



ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2026 - £462pa
Local Estate Charge - £TBC
Council Tax Band - G
Loft in garage boarded
Aqualisa showers
Solar panels
EV charger
CAT 5 Cabling
Electric radiators in all bathrooms
Underfloor heating throughout
Heat recovery system in place
Boiler approximately 4 years old
LED Lighting

LOCAL INFORMATION FOR KINGS HILL

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 among 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 bus service 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 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, 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.

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.

