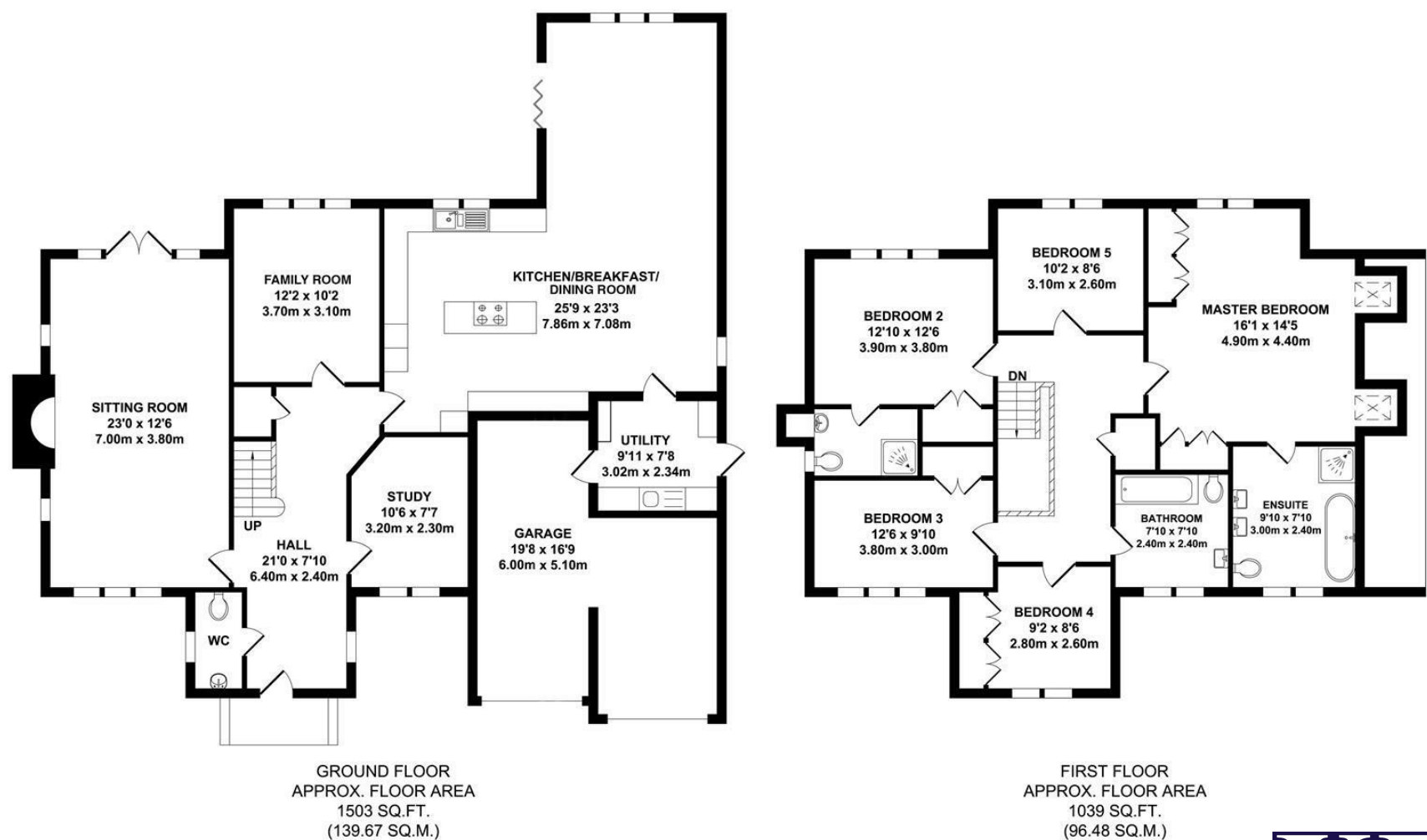




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Redwell Grove
Kings Hill ME19 4BU
Guide Price £1,075,000

Tenure: Freehold

Council tax band: G



**** NO FORWARD CHAIN** **GUIDE PRICE £1,075,000 - £1,125,000****

Immaculately presented 5 bed detached home, situated in one of the most coveted roads on Kings Hill. Overlooking conservation area woodland early viewing is highly encouraged. Located in a secluded setting with just two other neighbouring properties, this beautiful home will impress from the moment you walk through the door. With a large hallway and modern home office, a family room/playroom and large triple aspect living room boasting solid oak flooring throughout and a delightful feature inglenook fireplace with log burner, this home caters for all the family. One of the most impressive aspects of this home is the stunning kitchen/breakfast/family room featuring bespoke cabinetry with solid oak draws and quartz worktops. As you can see, the current owners have made an exemplary job of creating a large, open plan contemporary but functional space to enjoy with family and friends. This room in particular enjoys an abundance of natural light being triple aspect and benefitting from bi-fold doors opening out onto the south-facing rear garden. Further features include a downstairs cloakroom and separate utility room which grants access to both the garage and externally to the side of the property. Upstairs offers an equally elegant space with 5 double bedrooms, the master bedroom being particularly striking and offering Amtico flooring, built-in cupboards, feature dormer windows and a generous en-suite bathroom with a freestanding stone bathtub, dual sinks mounted on a bespoke vanity, and a separate shower cubicle. Bedroom 2 also boasts its own ensuite and there is a further family bathroom. All bathrooms are finished to the absolute highest of standards featuring Amtico flooring and Aqualisa power showers. Externally the gardens gardens have been professionally landscaped. The property benefits from a large driveway with parking for several cars, an EV charger plus access to the garages

- Beautifully presented 5 bed detached home
- Triple aspect sitting room
- Elegant bespoke kitchen
- Dining room/playroom
- Utility & Study
- Family bathroom plus 2 en-suite shower/bath rooms
- Prestigious location
- Double garage with electric doors, EV charging point plus driveway for several cars
- Landscaped garden
- Overlooking Woodland

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	77	(69-80) C	76
(55-68) D	82	(55-68) D	81
(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	



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 services 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 services 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, two highly coveted primary schools (for details see 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 the 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
- Wooden Framed Double Glazing
- Kings Hill Management Charge - £444
- Electric garage door
- EV charging point

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.

