



HERON BAY

Beachamwell Drive | Kings Hill | West Malling | ME19 4QF



THE PROPERTY

Welcome to *Heron Bay*, a stunning, contemporary family home named after the Open Qualifying Golf Course in Florida which is very fitting as this home is situated within approximately 100yards with private access to the coveted, 18-hole championship Kings Hill Golf Course.

Approached by a multi vehicle driveway, the home's tri-level design affords flexible living space which is adaptable to various needs and spans approximately 2,034 square feet. At its core, the beautiful open plan kitchen area extends to a stunning family room with huge, vaulted ceiling which at its peak, measures a height of 18ft. The sheer scale of the vaulted ceiling provides potential to create further space if so required as the second floor study area would be the perfect place to create an opening for a mezzanine level or gallery.

Each room is bathed in light, such is the architectural design of this home and is beautifully complimented by the high end garden which was designed by the Landscape Design Studio which incorporates a wonderful balance between natural stone, hardwood decking and a granite terrace. The split-level entertaining area is accompanied by an impressive, fitted pergola with electrically operated shutters that can be adjusted as the sun moves across the garden. A raised granite water feature provides the serenity in what is otherwise, a truly wonderful entertaining space.

Heron Bay doesn't just present an opportunity to purchase a home, it is a chance to indulge your passion for beautiful, innovative architecture and the lifestyle that comes with it.

THE DEVELOPMENT

Kings Hill Park, a forward thinking development built ahead of its time where innovation in architecture and interiors are key themes – brought to Kings Hill by the Sunley Group, a name that has been synonymous with real estate developments across the UK and globally for more than 70 years.

Kings Hill Park comprises a collection of prestigious, Canadian inspired 'New England' designed homes with light, airy, contemporary style and were one of the first homes introduced to the UK to be registered under the super E system which means the homes are healthier through improved air quality, quieter and more energy efficient through high levels of insulation and brighter through innovative design and internal space.



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THE LOCATION

Kings Hill is a purpose built, modern development within the area of West Malling, with a large variety of day to day conveniences which cater for the local community. Sporting facilities are superb and include the renowned Golf Club, David Lloyd, Cricket Club, Kings Hill Sports Park to name just a few.

The mainline station of West Malling is only 1.6 miles away and junction 4 of the M20 is accessible in under 3 miles.



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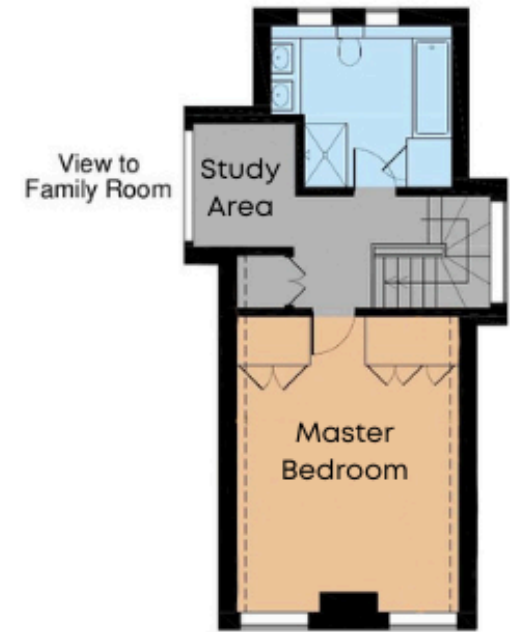
Ground Floor



First Floor



Second Floor



Ground Floor

Entrance Hall
Bedroom2 - 16'10 x 12'3
Luxury Wet Room - 8'8 x 6'6
Bedroom3 / Garden Room - 12'5 x 9'11

First Floor

Landing
Cloakroom
Kitchen - 17'7 x 11'10 max
Family Room - 18'6 x 18'2
Sitting Room - 16'11 x 16'11

Second Floor

Landing
Study Area - 7'1 x 5'11
Master Bedroom - 14'1 x 12'9
Bathroom - 10'5 x 8'8

Exterior

Double Garage - 18 x 15'8 extending to 18'7
Multi Vehicle Driveway
Landscaped Garden



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