



**Pilgrims Way, Detling, Maidstone, , ME14 3EY**

**Guide Price £450,000**





**\*\* GUIDE PRICE £450,000 - £475,000 \*\* NO FORWARD CHAIN \*\*** Discover a beautifully renovated four-bedroom chalet-style detached residence in the sought-after village of Detling, just a stone's throw from local amenities and with convenient motorway access, perfect for village life and commuters alike.

The property welcomes you with a gated paved driveway for up to three vehicles. Inside, the inviting entrance hall leads to a spacious sitting/dining room with a charming window seat and French doors opening to a lovely rear patio. The kitchen features a modern shaker-style design with a breakfast bar. Additionally, you will find two generous double bedrooms, one currently serving as an office, and a stylish shower room. Upstairs, an expansive landing leads to an impressive principal bedroom with a unique chimney feature and built-in storage, plus an additional bedroom in the eaves and a modern bathroom serving both.

Outside, enjoy a south-facing garden primarily laid to lawn, ideal for entertaining, along with a shed for extra storage and a beautifully landscaped front garden that complements the driveway. This home perfectly blends modern comfort with traditional charm. Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



## LOCATION

The village of Detling is located on the slope of the North Downs and is served by an historic village pub with dining, parish church, village hall and community store. Detling Hill is situated in an area of outstanding natural beauty. The Kent Showground on the A249 hosts a number of annual events and Detling Cricket Club have a ground on the Pilgrims' Way. Maidstone, the county town of Kent, is approximately 4 miles distance, where all amenities are available including two mainline stations. There is easy access to both the M2 and M20 motorway networks providing fast travel to London and the Kent coastline.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Sitting Room

Kitchen

Shower Room

Study/Bedroom

Bedroom

### First Floor:

Bedroom

Bedroom

Bathroom

EXTERNALLY

Driveway

Front Garden


Shed

Rear Garden

## VIEWING

Strictly by arrangement with the Agent's Bearsted Office: 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

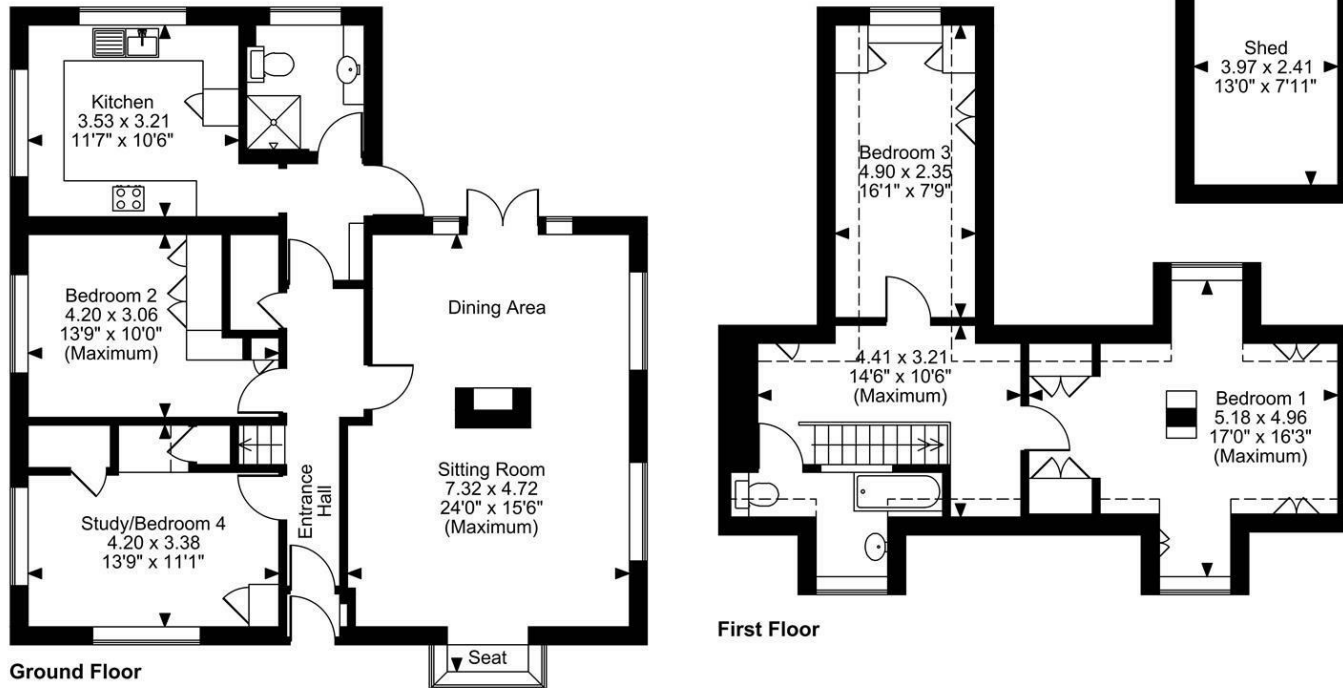
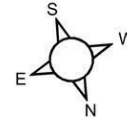
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Pilgrims Way, Detling, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 1318 Sq Ft/122 Sq M  
 Shed = 103 Sq Ft/10 Sq M  
 Total = 1421 Sq Ft/132 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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