



London Road, Ditton, Aylesford, ME20 6DB
Guide Price £795,000

Set back off London Road on the Ditton/Aylesford borders, this beautifully maintained and impressively presented detached 1930s-style home is a true gem, offering an exceptional blend of charm, space, and versatility. Nestled behind a picturesque screen of mature trees, it enjoys a private and tranquil setting, making it feel truly special from the moment you arrive.

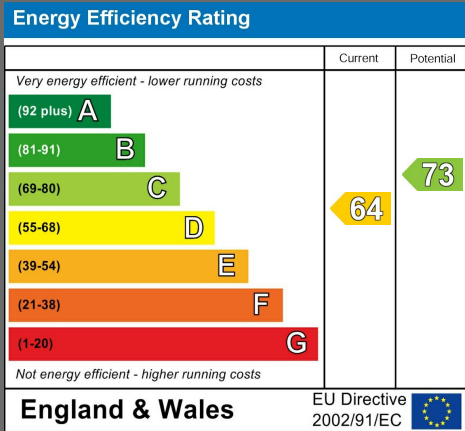
Inside, the spacious and thoughtfully designed layout ensures both comfort and flexibility. The impressive lounge seamlessly connects to a bright and contemporary conservatory, perfect for enjoying garden views all year round. The dining room has been cleverly arranged to create a cosy sitting area alongside the dining space, which opens into a modern kitchen with a sociable breakfast bar. A separate utility room and a versatile study/snug—previously used as an occasional bedroom add to the home’s practicality, while a downstairs WC provides additional convenience.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom. The principal bedroom, offers views over both the front and rear gardens.

Outside, the rear garden is mature, featuring a spacious patio, a large lawn, and a safe, enclosed space for children to play, all framed by mature trees that ensure privacy. With ample parking and a garage, this home strikes the perfect balance for a growing family.

Additionally, there is potential to extend, subject to obtaining the necessary permissions and consents, offering an opportunity to further enhance this already exceptional home.

- Impressively Presented Detached House
- Three Bedrooms
- Modern Kitchen
- Generous Sized Living Room
- Dining Room/Sitting Room
- Study/Snug/Occasional Bedroom
- Large Drive & Attached Garage
- Conservatory
- Stunning Rear Garden In Excess of 100'
- EPC Rating D





LOCAL AREA INFORMATION FOR HOLTWOOD, AYLESFORD

Aylesford and Ditton are a sought after area thanks to its convenient access to so many things.

For local recreation you have a leisure centre at Larkfield, a wealth of parks, green spaces and countryside close by. Cobtree Park, Leybourne Lakes and Manor Park are particularly noteworthy.

Aylesford offers a good range of shops, supermarkets and eateries all within close proximity. Nearby West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone town centre is approximately 5 miles away and offers a comprehensive range of educational, recreational and shopping facilities.

For the commuter Junction 4 of the M20 gives access to the motorway network. Aylesford train station connects with the fast service into St. Pancras and Ashford International. There is also a mainline train station at nearby West Malling connecting to both London Victoria and from 1st December 2022 London Charing Cross.

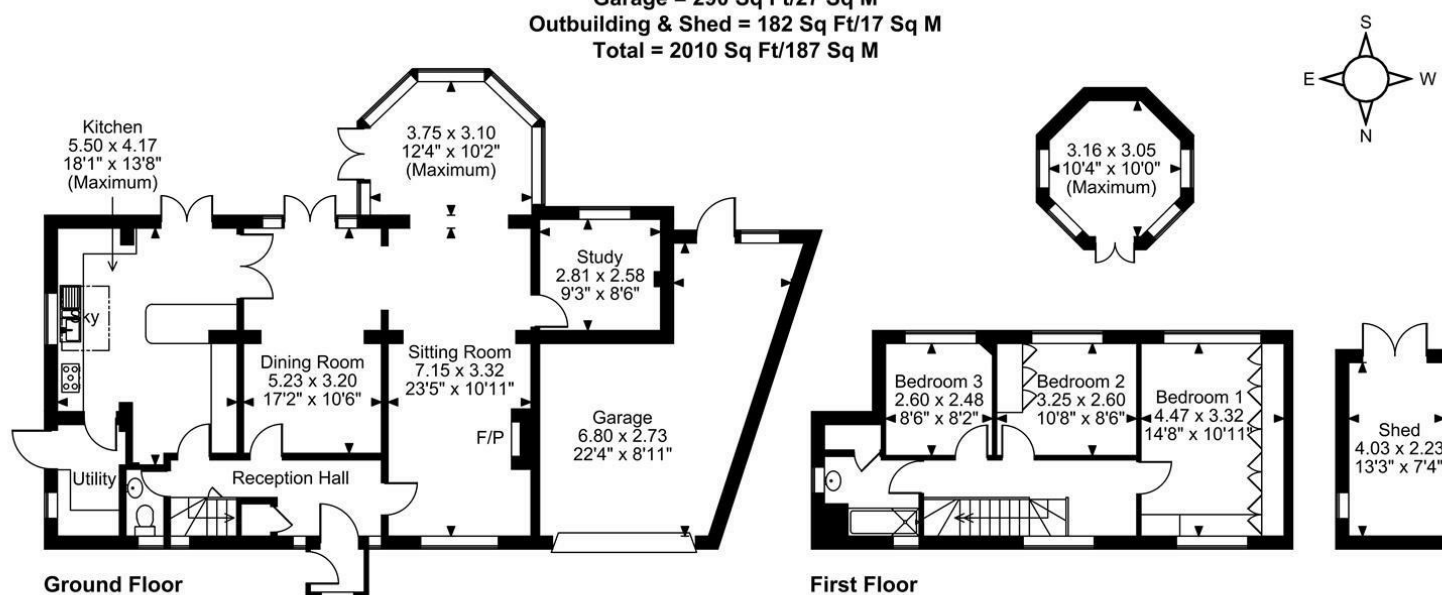
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Council Tax Band F
EPC Rating D
Double Glazing
Gas Central Heating
Loft



London Road, Ditton, Aylesford, Kent
Approximate Gross Internal Area
Main House = 1538 Sq Ft/143 Sq M
Garage = 290 Sq Ft/27 Sq M
Outbuilding & Shed = 182 Sq Ft/17 Sq M
Total = 2010 Sq Ft/187 Sq M



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