



London Road, Ditton, ME20 6DB
Guide Price £1,100,000 - £1,200,000

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A PRESTIGIOUS AND IMMACULATELY PRESENTED 5-BEDROOM DETACHED FAMILY HOME WITH THREE RECEPTION ROOMS, FOUR BATHROOMS AND A LARGE INTEGRAL GARAGE OFFERING CONVERSION POTENTIAL (STPP).

Page and Wells are delighted to offer Sussex House—an exceptional 1930s family residence that seamlessly blends timeless period character with modern convenience. Set in an elevated, private position, this beautifully maintained home features striking Mock-Tudor and mellow brick elevations, exuding charm and kerb appeal.

Inside, the property continues to impress. Upon entering, you're greeted by an atmosphere of classic elegance. The ground floor comprises three versatile reception rooms, each with its own distinctive character. The drawing room features a cosy log-burning fireplace and high, beamed ceilings, perfect for entertaining or relaxing. A bespoke kitchen designed by Ream includes underfloor heating and a full suite of integrated appliances: fridge, dishwasher, microwave/combi oven, steamer, single oven, and wine cooler. The adjoining utility room, also with underfloor heating, houses an integrated full-size freezer and washer/dryer, and leads to a practical ground-floor shower room.

Further accommodation on the ground floor includes a stunning sitting room and a spacious family room/study, offering flexible living options to suit modern family life.

Upstairs, Sussex House offers five generous bedrooms and three beautifully appointed bathrooms, two of which are en-suite to the largest bedrooms. Every detail has been thoughtfully considered to offer a perfect blend of historic character and contemporary style.

Externally, the property is set within a mature and established garden—a true feature of the home—providing a serene and private outdoor retreat for the whole family to enjoy. The integral garage offers excellent storage and potential for conversion (subject to planning consent).

- **GUIDE PRICE £1,100,000 - £1,200,000**
- **Prestigious 5 Bedroom House**
- **4 Beautifully Decorated Reception Rooms**
- **Beautifully Landscaped Gardens**
- **Local Outstanding Ofsted Schools**
- **Under Floor Heating**
- **Fully Maintained Alarm**
- **Boiler With Magnaclean System**
- **Double Garage (Conversion Possible Subject To Planning)**
- **EPC Rating**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR HOLTWOOD, AYLESFORD

Located on the fringes of the picturesque village of Aylesford, Sussex House offers the perfect balance between peaceful surroundings and convenient amenities. Within close proximity, you'll find a variety of shops, schools, restaurants, public houses, and a mainline railway station. A Marks & Spencer is conveniently located within walking distance, while the wider range of amenities in Maidstone is easily accessible. The mainline rail services offer quick and convenient access to Ashford International and the capital city in under an hour, while the nearby M20 and M2 motorway networks provide additional connections to London, the Channel Tunnel, and the enchanting Kent coast. This idyllic location combines tranquility with practicality, making Sussex House an ideal home for those seeking the best of both worlds.

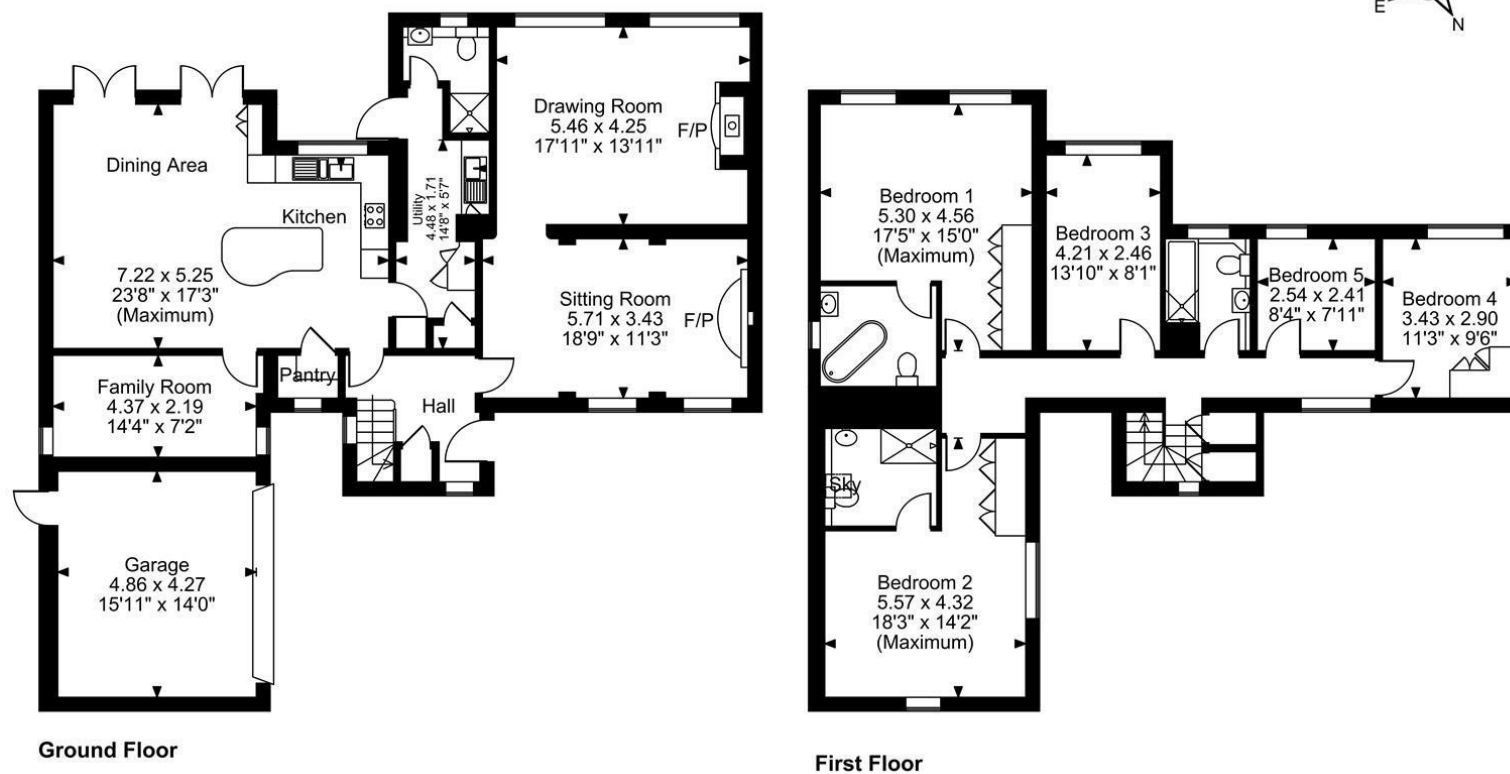
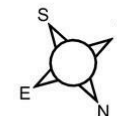
Families will appreciate the excellent variety of schools in the region, with primary and secondary schools within easy reach and achieving Outstanding rating in recent years. Private schools and a selection of grammar schools can also be found in and around Maidstone, ensuring that education options abound.

ADDITIONAL INFORMATION

Freehold
Brick Built
Council Tax Band G
EPC Rating E
UPVC Double And Triple Glazing
Gas Central Heating (regularly serviced)
Loft - Boarded
Alarmed and fully monitored.



Sussex House, London Road, Ditton, Aylesford
Approximate Gross Internal Area
Main House = 2313 Sq Ft/215 Sq M
Garage = 223 Sq Ft/21 Sq M
Total = 2536 Sq Ft/236 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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