



173, Woodlands Road, Ditton, Aylesford, ME20 6HA
GUIDE PRICE £400,000 - £425,000

About this property.....

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As you step through the doorway, a welcoming entrance lobby ushers you into the sprawling ground floor living spaces. The living room has a really cosy feel with its feature fireplace, the family room is currently used as a gym but could be a great space for older children, and the dining room links both of the rooms making this an ideal home for social gatherings. The kitchen/breakfast room is a great size boasting ample storage and countertop space to facilitate all your home cooking needs. Practicality is at the forefront, with a utility room and a cloakroom WC conveniently positioned on the ground floor.

Ascend the staircase to the first floor, where four generously proportioned bedrooms await. The principal bedroom steals the limelight with its large en suite shower room whilst a contemporary family bathroom with separate shower on this level ensures there will be no queues for the bathroom in the mornings!

Externally, the property offers parking for approximately two cars on the block paved driveway to the front and an integral garage for added parking or storage. To the rear, a long and secluded garden awaits, extending over 100 feet, providing a blank canvass for the new owners to create a masterpiece, with perhaps different zones on multiple levels to add interest. In addition there is a small slither of protected mature woodland which would be a great place for the kids to make dens, hunt for bugs and play hide and seek.

Situation.....

If you're looking for a friendly village with great local amenities, Ditton is a great choice. The area boasts both infant and primary schools, a large recreation ground and community centre, and a range of independent shops including a post office and village store. Sports enthusiasts will love the 28-acre sports club with offerings for all ages including football, hockey, squash, a gym, and even a sauna and sports bar. Around 3 minutes (0.7 miles) away at Teapot Lane there is an Outstanding Primary School and Good Secondary school. Commuting is a breeze, with Ebbsfleet International Station just a half-hour drive away (17 miles) offering frequent high-speed trains to London St Pancras in as little as 19 minutes. The M20 motorway is also within easy reach being just 1.5 miles away and providing access to London and the coast.











What the owner says.....

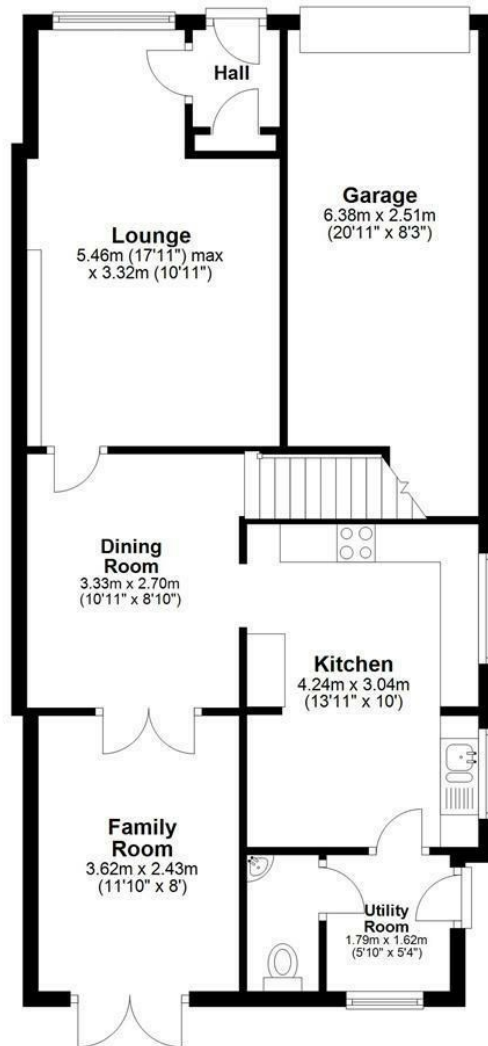
As a family we have really enjoyed using the house for gatherings and parties. The space is sociable but also allows everyone to escape and have some time to themselves. The garden has hosted many barbecues and our neighbours either side are wonderful people. Ditton is a lovely community to live in and each year we especially look forward to carols on the green and trick or treating when everyone decorated their houses.



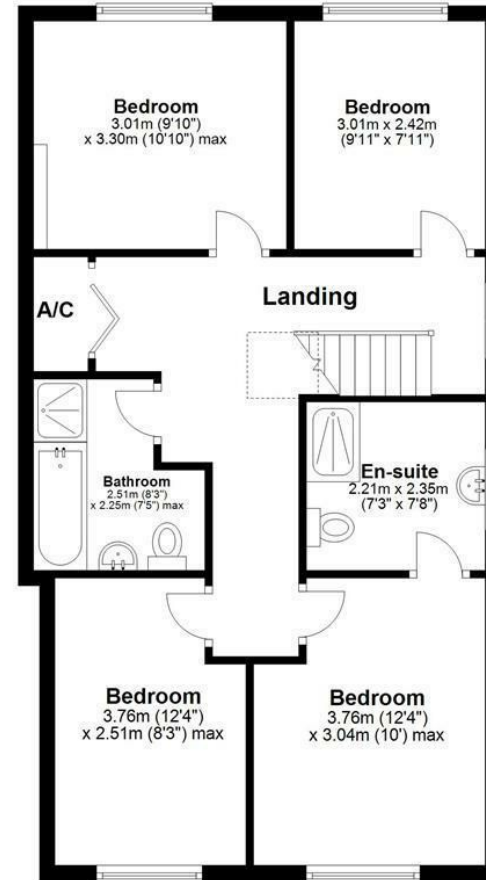


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Ground Floor



First Floor



Total area: approx. 137.6 sq. metres (1481.3 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.





