



**Downsfield Pilgrims Way  
Detling, Maidstone  
ME14 3JY**

**Guide £1,000,000 - £1,250,000**

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## Description

Exceptional family home nestling at the base of the North Downs in a private driveway off the historic Pilgrims Way and adjacent to the Detling Cricket pitch, outstanding views over surrounding countryside including local vineyards. The property has been subject to extensive refurbishment and taken from its 1970's original to a stunning home of 2024. The depth and quality of the refit must be viewed to be appreciated and we would recommend the virtual tour and drone flight for the full experience. The original design with its large picture windows, fully embraces the wonderful views, from the reception hall to the lounge with a wood burning stove, separate dining area, spacious playroom/entertainment room, bespoke kitchen/breakfast room with granite worktops and a full range of integrated appliances. There is a cloakroom, 5 double bedrooms, bathed in light, luxuriously appointed ensuite and family bathroom. There is gas fired underfloor heating with individual room thermostats and traditional radiators to the first floor all of which maybe be operated remotely. There is continuous flooring to the ground floor and deep pile luxurious carpeting to the first floor,. outside there is a charging point and extensive driveway and parking for numerous vehicles, set amidst a half acre undulating plot, featuring a sun trapped patio, hot tub and an alfresco dining area. The gardens are neatly laid to lawn and well stocked with many trees and shrubs, providing all year round colour.

## Location

Detling Village is steeped in history and located at the base of the North Downs, three miles north of the County town. Within 50 metres of the Pilgrims Way, which in turn provides access onto the North Downs, an area of outstanding natural beauty. The village has a local pub, church, village hall and pre-school and is easily accessible onto the extensive local motorway network. The nearby village of Bearsted has a mainline railway station connected to London on the Victoria Line and a selection of local amenities approximately two miles distant. Maidstone the County town offers a more comprehensive selection of amenities including a wider selection of schools for older children, two museums, County library, multi-screen cinema and two further railway stations connected to London.

## Council Tax Band

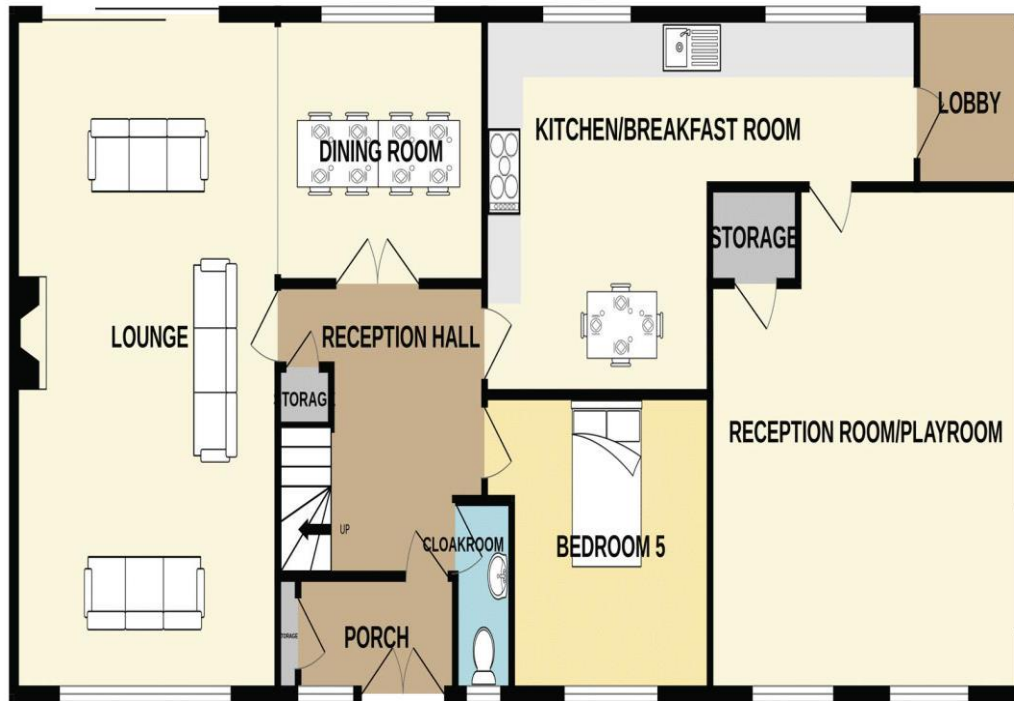
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## VIEWINGS STRICTLY BY APPOINTMENT

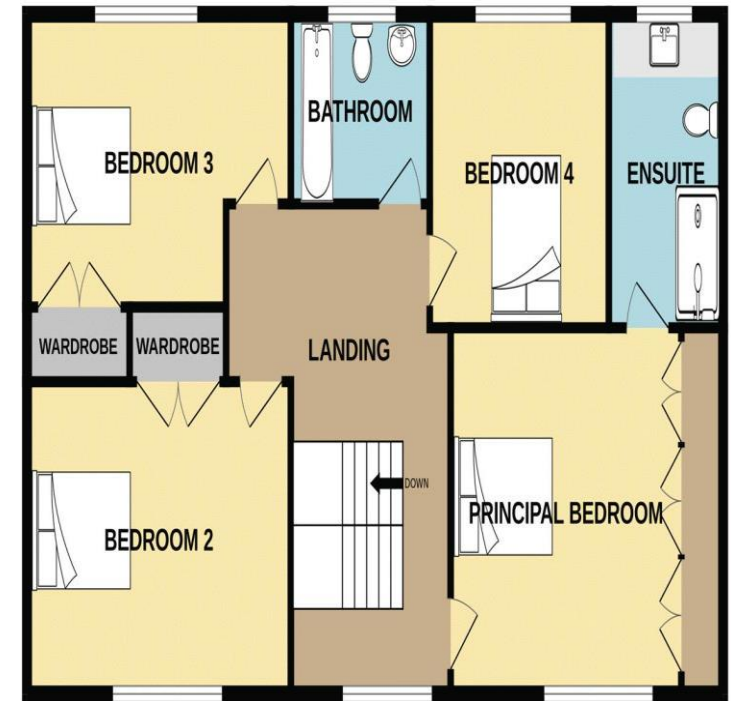
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
1439 sq.ft. (133.7 sq.m.) approx.



1ST FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 2437 sq.ft. (226.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ON THE GROUND FLOOR

### PILLARD ENTRANCE CANOPY

Outside light, glazed entrance door and side panel, built-in cloaks cupboard, oak framed glazed panelling and doors leading to:

### RECEPTION HALL 12' 0" x 11' 0" (3.65m x 3.35m)

Continuous luxury vinyl tile flooring with staircase to first floor with oak balustrade and decorative newel post, understairs storage cupboard.

### CLOAKROOM

White traditional suite with chromium plated fittings, timber panelling to dado height, Portuguese tiling, window to front, luxury vinyl tile flooring,

### LOUNGE 23' 10" x 15' 9" (7.26m x 4.80m)

Continuous flooring, traditional Cotswold stone fireplace with inset wood burning stove, picture window to front, double glazed sliding patio doors to sun terrace, wide access to:

### DINING ROOM 12' 6" x 10' 0" (3.81m x 3.05m)

Continuous flooring, window over looking sun terrace.

### KITCHEN / BREAKFAST ROOM 25' 10" x 13' 0" (max) (7.87m x 3.96m)

Comprehensively fitted with units, shaker style door and drawer fronts with concealed LED floor lighting, white granite working surfaces, one and a half bowl stainless steel sink with mixer tap, range multi burner cooker with twin oven and grill, extractor hood above, integrated microwave, dishwasher, fridge freezer and wine cooler. Built-in washing machine

and tumble dryer, continuous flooring, two windows overlooking rear garden, eastern aspect, recess low voltage lighting, timber panelling to dado height, door to side.

### RECEPTION ROOM / PLAYROOM 17' 9" x 15' 9" (5.41m x 4.80m)

Double aspect windows featuring two windows to front, all with fitted blinds, access to roof space, recess low voltage lighting, continuous flooring, built-in storage cupboards with manifolds for underfloor heating.

### BEDROOM 5 11' 9" x 10' 5" (3.58m x 3.17m)

Window to front, western aspect, continuous flooring.

## ON THE FIRST FLOOR

### LANDING 16' 10" x 12' 5" (5.13m x 3.78m)

Timber balustrade, newel post and hand rail, partly galleried, window to front, radiator, recess low voltage lighting, access to roof space with folding ladder which is part boarded and fully insulated, a huge void with great potential to extend.

### PRINCIPAL BEDROOM 16' 1" x 13' 1" (4.90m x 3.98m)

Extensive range of built-in wardrobes, large picture window affording a western aspect, double radiator.

### EN-SUITE SHOWER ROOM

White contemporary suite with chromium plated fittings, fully tiled walls, ceramic tiled floor, chromium plated heated towel rail, twin shower, wash hand basin with cupboards beneath, low level wc, double aspect windows, south and eastern outlooks.

### BEDROOM 2 16' 0" x 10' 3" (4.87m x 3.12m)

Double radiator, window to front affording a western aspect, range of built-in wardrobe cupboards.

### BEDROOM 3 16' 1" x 11' 3" (4.90m x 3.43m)

Window overlooking rear, eastern aspect, spectacular views, double built-in wardrobe cupboard, double radiator.

### BEDROOM 4 11' 1" x 10' 8" (3.38m x 3.25m)

Window to rear, eastern aspect, spectacular views, double radiator.

### FAMILY BATHROOM

White contemporary suite with integrated storage cabinets, panelled P-shaped bath with mixer tap, separate shower over, glass shower screen, wash hand basin with mixer tap, low level wc with concealed cistern, window to rear, stunning views, tiled splashback, chromium plated heated towel rail, recess low voltage lighting, mosaic border tiles.

### OUTSIDE

To the front of the property is an extensive brick paviour driveway with ample parking, lawned areas with decorative trees and shrubs, featuring a weeping silver pear tree. The property stands amidst a half acre plot. To the rear there is an extensive sun terrace with Indian sandstone paving, retaining walls, ideal for outside entertaining, 6-seater hot tub, lavender borders, well stocked with trees and shrubs, beautiful secluded corners, hedged boundaries, raised seating area with breath-taking views of the surrounding countryside from this position on the lower slopes of the North Downs, recognised as an Area of Outstanding Natural Beauty.



## Directions

From our Bearsted Office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, continuing along Ware Street, a continuation of which is Bearsted Road. Passing the Bell Public House on the left hand side, turning right after approximately a quarter of a mile into Hockers Lane. Proceed for approximately one mile over the motorway bridge into the village. At the junction with the Street take a right turn up into the village. The Pilgrims Way can be found on the right hand side opposite the Cock public house. The property can be found approximately 150 yards on up a private driveway marked Downfield.





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