



Dingley Dell Cottage  
Forstal Road | Sandling | Maidstone | Kent | ME14 3AX

FINE & COUNTRY



# Seller Insight

“For the past nine years, Dingley Dell Cottage has been my home, a place my parents and I bought together so we could live close but independently. Over the years, I've made a few improvements—adding new kitchens, windows, doors, decking, and even a summer house.”

“It's always been important to us to have space while keeping that sense of togetherness. What I've always loved about it here is the peace and quiet. It feels secluded, like you're miles away from everything, but in reality, everything you need is nearby.”

“My favourite room is the lounge. It's a cosy retreat with a log burner, and large windows on either side that flood the space with natural light. It's private, peaceful, and the perfect spot to relax and unwind.”

“The back of the house is a real suntrap, perfect for soaking up long, sunny days, while the front offers beautiful sunrises. Wildlife is always nearby, especially the birds my parents loved to watch.”

“Christmases here have been really special. One year, we had a big party with a DJ in the lounge and a food van. We even decorated the summer house as Santa's grotto for the children. Summers were just as memorable, with barbecues in the garden surrounded by the blossom trees my mum planted. Watching them bloom and change through the seasons has always been a lovely part of living here.”

“The neighbours here have been great—always helpful and friendly. Aylesford is just down the road and opposite we have the Malta Inn, a gym, and a bus stop at the end of the street. The area is great for walks, and there's a gate from the front of the cottage that leads right into the local park.”

“I'll miss a lot about Dingley Dell Cottage—the privacy, the quiet, and even just walking down the driveway, gathering conkers with my cat by my side on the way to get the post. The views, the peaceful dinners staring out over the garden, and the way the house always felt like a retreat from the world. It's been a wonderful place to call home.”\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# Step inside

## Dingley Dell Cottage

Fine & Country are delighted to present Dingley Dell Cottage - a beautifully restored five-bedroom family home offering the option of an integrated annexe. Set within a generous plot, this charming property enjoys an idyllic location beside a picturesque country park and golf course, providing a perfect countryside retreat while still being conveniently close to major road and rail networks.

Dingley Dell Cottage has a rich history, originally comprising two separate cottages that have been thoughtfully combined to create a versatile living space. The result is a spacious five-bedroom residence that can also be adapted to function as a three-bedroom home with a self-contained two-bedroom annexe, making it ideal for multi-generational living or guest accommodation. Inside, the property boasts a seamless blend of quaint period features and modern comforts, delivering the perfect balance of character and contemporary convenience.









# Step outside

## Dingley Dell Cottage

### Garden & Grounds

The generous formal gardens and grounds of Dingley Dell Cottage enhance its appeal, featuring a south-facing garden that invites relaxation and entertaining. A long, sweeping driveway meanders through the mature grounds, leading to the front of the property and passing a stable block and a charming Victorian workshop - each offering versatile spaces for storage or leisure activities.

### Location

Approximately one mile away lies the quaint village of Aylesford, nestled along the banks of the River Medway. Here, you'll find a variety of amenities, including shops, schools, restaurants, public houses, and recreational activities such as a golf course and mountain bike trails. Aylesford's mainline railway station provides excellent links to London, making commuting straightforward. The bustling town centre of Maidstone is just four miles away, while the M2 and M20 motorway networks are easily accessible, with Central London just an hour's drive away.

Freehold  
Council Tax Band G  
EPC Rating D

For mobile phone coverage in this area please look online

Superfast Fibre Broadband & Standard Broadband are available at the property - for more information please look online

There are restrictive covenants relating to the property - for more information please enquire

Drainage is via a sewage treatment plant shared with one other property. Plant is located on vendors land with the soak away on neighbouring land. Costs shared with one property.

The following utilities are connected at the property:- Electric / Gas / Mains Water / Cable TV - Satellite / Phone / Broadband

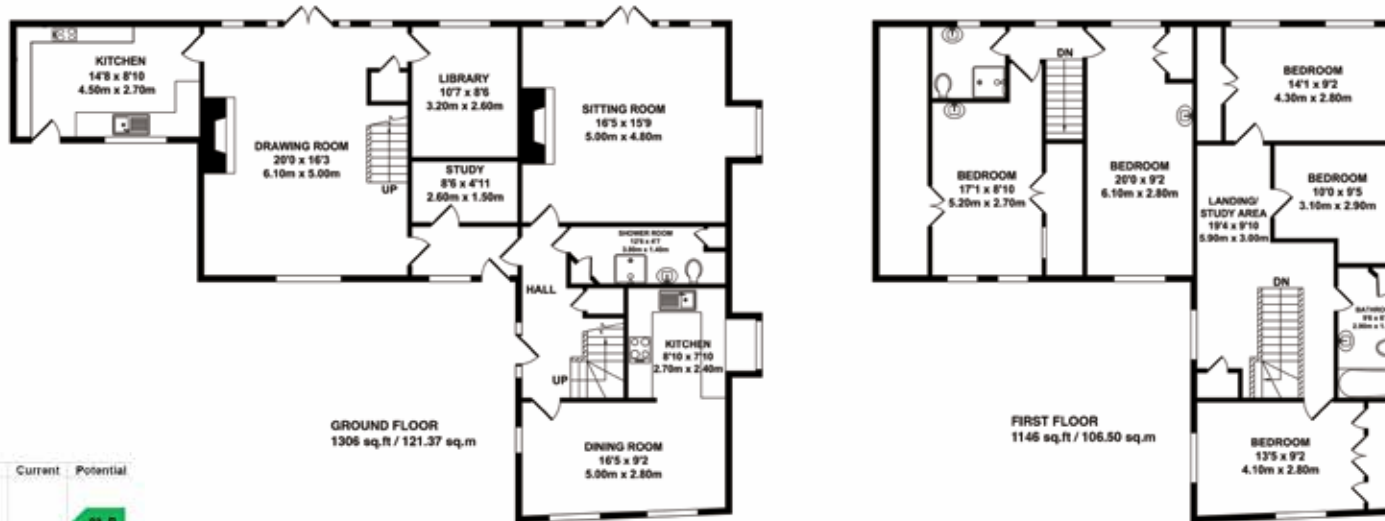
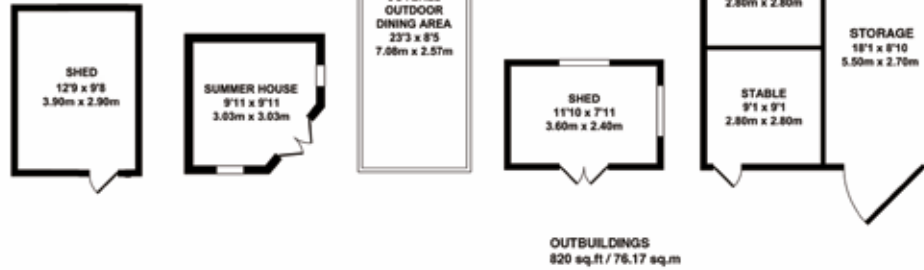
Private road with shared maintenance costs provides access to the property

*Guide price* £900,000 - £950,000



# Dingley Dell Cottage

Gross internal area house (approx) = 2453 sq.ft / 227.88 sq.m  
 Outbuildings = 820 sq.ft / 76.17 sq.m  
 Total = 3273 sq.ft / 304.04 sq.m



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Zone Media 60024



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