



1 Franklin Kidd Lane  
Ditton | Aylesford | Kent | ME20 6FH

FINE & COUNTRY

# Seller Insight

“We bought the house on its completion, and I can honestly say that it was everything about it that made us want to buy it,” says the owner. “Not only is the house exceptionally attractive, but the location is absolutely idyllic, and somewhere we’ve been able to enjoy the best of both worlds. We’re completely surrounded by a patchwork of rolling fields and pretty orchards so it’s really peaceful and picturesque, and we can quite literally step out of our front door and walk for miles. However, at the same time we’re only a few minutes’ drive from West Malling – or a brisk walk across the fields – so everything we need on a day-to-day basis is close at hand, and we can also walk to the station so it’s a great spot for commuting.”

“The house itself is absolutely gorgeous. Each property within the development is completely individual and they’ve been constructed in part using reclaimed materials to reflect the history of the surrounding area, so they look as if they’ve been here a lot longer than ten years. Ours is particularly attractive, and inside it’s warm and spacious, and the layout is wonderfully conducive to both busy family life and entertaining. During our time here we’ve added a beautiful oak-framed orangery, which flows from both the kitchen and the main living room. It’s one of our favourite rooms because it’s so light and bright, and the huge window at the end gives us a stunning view of the garden and our apple orchard beyond. It is a stunning entertaining and dining space.”

“The house sits on around a quarter of an acre, so we have a lovely big family garden with mature trees and a large patio where we have BBQs for friends and family. The apple orchard is a gorgeous extra private green space, with views of Blue Bell Hill. The apple trees are festooned with blossom at the moment so look absolutely stunning, and we’ll have an abundance of fruit during the summer months, which I use for chutney, apple sauce and crumbles.”

“We’ve enjoyed every minute of our time here and it’s going to be a real wrench to leave. I’ll miss the peace and quiet, these beautiful surroundings, the warm and welcoming atmosphere of the house and also our orchard. I’ll make sure I take plenty of my homemade chutney and apple sauce with me when we leave!” \*

\* 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

## 1 Franklin Kidd Lane

Fine and Country proudly present this quite remarkable, period-style family residence, nestled within the exclusive Orchard Gate development in the picturesque Kentish countryside.

Expertly crafted by the esteemed Millwood Designer Homes in 2014, this exceptional property seamlessly blends heritage build values with modern convenience, offering a unique living experience.

Entertain with ease in the contemporary kitchen, perfect for culinary delights and hosting larger gatherings, while the adjoining family room is enhanced by a beautiful oak-framed orangery. Natural light floods this inviting space, offering breathtaking views over the stunning garden and orchard, or enjoy the warm ambience from the exposed brick fireplace within the formal sitting room. Completing the ground floor there is a snug/study, utility area, and cloakroom, further enhancing the home.

Upstairs, four generous double bedrooms await, offering ample space for family and guests. The principal suite boasts a walk-in closet area and elegant en-suite bath/shower, while bedroom two also benefits from en-suite facilities. The remaining two bedrooms are served by a luxurious family bathroom.





# Step outside

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Set within approximately 0.25 acres of grounds, the pretty landscaped gardens compliment the property perfectly. A terrace is conveniently located off the kitchen, ideal for al fresco dining or to enjoy a glass of wine while enjoying the vistas. An expanse of lush green lawns lead on, interspersed by majestic specimen trees, and to the beauty of a charming apple orchard, festooned with seasonal blossom, creating a peaceful and private oasis.

Parking is provided by a driveway and an attached, larger than average single garage, with storage and a utility area, ensuring both security and convenience.

Located on Franklin Kidd Lane, this outstanding home offers a semi-rural lifestyle with countryside walks, yet is minutes from East Malling train station and the M20 motorway, providing easy access to London and the coast. The award-winning market town of West Malling is just three miles distant, offering an eclectic range of boutique shops, restaurants, gastro pubs, primary schools and leisure facilities. An array of excellent secondary and grammar schools can be found in Maidstone approximately fifteen minutes away by car, making this property the perfect blend of luxury and convenience.

Tenure: Freehold  
Council Tax Band: G  
EPC Rating: C

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

Ultrafast Full Fibre, Superfast Fibre and Standard Broadband available at the property

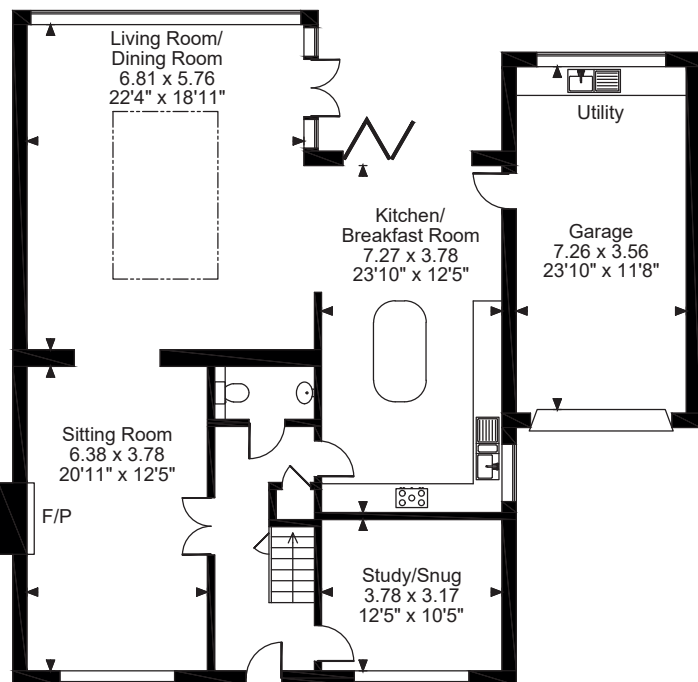
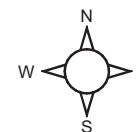
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Annual Service charge £889.93

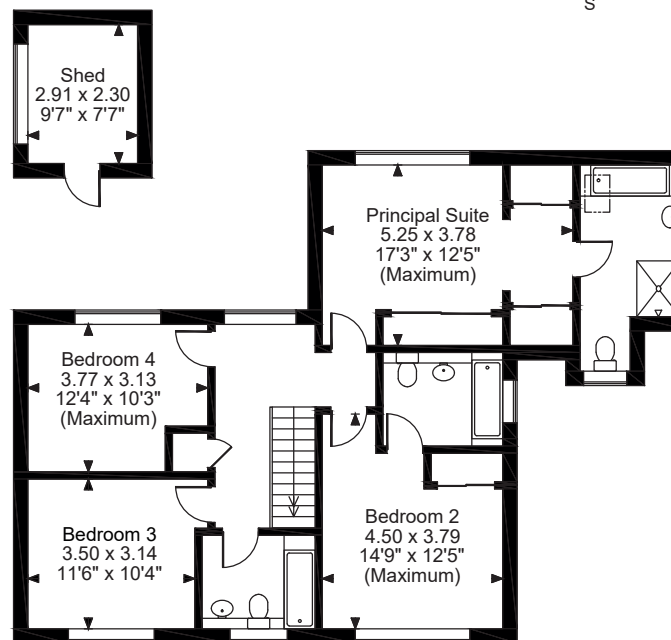
*Guide price* £1,000,000 - £1,100,000



**Franklin Kidd Lane, Ditton, Aylesford**  
**Approximate Gross Internal Area**  
**Main House = 2279 Sq Ft/212 Sq M**  
**Garage = 278 Sq Ft/26 Sq M**  
**Shed = 72 Sq Ft/7 Sq M**  
**Total = 2629 Sq Ft/245 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 10.05.2024





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