



6 Hockers Lane
Detling, Maidstone
ME14 3JL
Guide Price £650,000

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Description

A rare and exciting opportunity to acquire this charming detached family home, originally built in 1935 by the vendor's grandfather and lovingly retained within the same family ever since. Extended in 1989, the property offers spacious and well proportioned accommodation in this highly desirable semi-rural location.

Requiring modernisation, this wonderful home presents the perfect opportunity for purchasers to create a truly bespoke family residence tailored to their own tastes and requirements. Occupying an impressive plot of approximately 0.6 acres, the property boasts an exceptional rear garden extending to around 280ft in length — a dream setting for keen gardeners, families, or those simply seeking extensive outdoor space.

Further benefits include gas fired central heating, double glazed windows set within hardwood frames, and the added advantage of being offered for sale with no forward chain.

Properties of this nature and provenance are seldom available, and viewing is highly recommended to fully appreciate the scope, setting, and potential on offer.

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 local pub, church, village hall, village shop, post office 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 and two further railway stations connected to London.

Council Tax Band

E

VIEWINGS STRICTLY BY APPOINTMENT

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

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 turn right into Hockers Lane and the property will be found on the right hand side, as indicated by our signboard.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.2 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

ENTRANCE CANOPY

Quarry tiled flooring, exterior light, and an aluminium leaded glazed entrance door with matching side panels.

ENTRANCE HALL 16' 0" x 6' 3" (4.87m x 1.90m)

Staircase rising to the first floor with understairs storage cupboard housing the consumer unit and service meter, timber balustrade with newel post and handrail, and radiator.

DINING ROOM 14' 0" (into bay) x 13' 0" (4.26m x 3.96m)

Bay window to the front elevation, ornamental stone fireplace with open fire, and radiator.

LIVING ROOM 22' 0" x 13' 0" (6.70m x 3.96m)

Spacious reception room featuring two double radiators, a gas fire with decorative brick surround, side aspect window, and glazed sliding double doors opening onto the rear garden.

KITCHEN / BREAKFAST ROOM 16' 4" x 9' 0" (4.97m x 2.74m)

Fitted with a comprehensive range of high and low level units with wood effect door and drawer fronts complemented by granite effect work surfaces. Incorporating an integrated dishwasher, plumbing for washing machine, space for fridge freezer, space and power point for tumble dryer, integrated eye level oven and grill, and four burner gas hob with extractor hood above. Stainless steel sink unit with mixer tap and drainer, tiled splashbacks, breakfast bar and wood effect laminate flooring. Two windows

to the side and rear elevations, aluminium casement door providing access to the garden, and cupboard housing the gas fired boiler.

CLOAKROOM

Cream suite with chrome fittings, low level WC, wash hand basin with tiled splashbacks, window to side and radiator.

ON THE FIRST FLOOR

LANDING

Built-in cupboard with shelving, window to the side, radiator and access to roof space.

BEDROOM 1 16' 5" x 13' 0" (5.00m x 3.96m)

Very generous double bedroom with double radiator, window overlooking the rear garden, and door leading to:

EN-SUITE SHOWER 7' 3" x 10' 8" (2.21m x 3.25m)

White suite with chrome fittings, low level WC, wash hand basin with mixer tap, shower cubicle with handheld attachment, aquaboarding surround and glass screen, shaver point, radiator, wood effect vinyl flooring and window to rear.

BEDROOM 2 12' 0" x 10' 8" (3.65m x 3.25m)

Window to front and radiator.

BEDROOM 3 12' 0" x 10' 6" (3.65m x 3.20m)

Window to front and radiator.

BEDROOM 4 8' 5" x 8' 10" (2.56m x 2.69m)

Window to front and radiator.

BATHROOM 13' 0" x 9' 0" (3.96m x 2.74m)

Fitted with a cream suite incorporating chrome fittings, comprising low level WC, wash hand basin, and panelled bath with Mira shower over. Radiator, windows to the side and rear elevations, built-in airing cupboard housing the hot water tank with storage cupboards above, additional built-in storage cupboard, and tiled splashbacks.

OUTSIDE

The property enjoys a generous frontage with lawned gardens and a brick paviour driveway providing ample off road parking. Side pedestrian access is available to both sides of the property, with the frontage attractively stocked with mature trees, shrubs, and feature pampas grass.

The substantial rear garden is a particular feature of the property, measuring approximately 66ft in width and extending to around 280ft in length. Beautifully maintained and well stocked with mature hedging, shrubs, and a variety of trees including apple trees, the garden also benefits from a greenhouse, timber shed, steel shed, paved seating area with ornamental fish pond, and extensive lawned areas enclosed by hedged and fenced boundaries. Additional features include outside lighting, water butt, and outside tap. Attached to the property is a garage measuring approximately 20'6" x 10'9", fitted with power, personal door to the rear garden, and manual up and over door to the front. The sale also includes a ride-on lawn mower, ideal for maintaining the impressive grounds. Adding further character and historical interest, the rear garden is home to a WWII nose cone from a 250lb bomb that landed in Detling.



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