



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

 FINE & COUNTRY

Seller Insight

“From the moment we first drove through the gates, we knew this was somewhere special,” say the owners of 7 Franklin Kidd Lane (7franklin.co.uk). “It’s an impressive house – Georgian in style with the feel of an old manor – yet it’s only around 10 years old, so it combines classic proportions with modern efficiency.”

Set within an exclusive gated community of just seven properties, the house offers both security and seclusion. “It feels incredibly safe and private here,” the owners explain. “You’re tucked away in a rural setting, yet you’re close to everything you might need. You can walk for miles without crossing a road if you want to, which is quite rare.” Views towards the North Downs, with Bluebell Hill visible several miles away, add to the appeal. “You can see the beautiful landscape from the house, the garden and even the summerhouse.” Beyond the property, motorway and railway networks are quick and easy to reach. “It’s a very convenient location and nearby West Malling is a lovely town.”

“The rooms are large, the ceilings are high and there’s underfloor heating throughout, so it’s as comfortable as it is spacious,” they say. “The accommodation is flexible and works brilliantly for family life, especially our adult children who appreciated their own space as well as the cinema room!” The living room with its large inglenook fireplace is a favourite retreat, though the vast 40ft kitchen/family room naturally draws a crowd. “Whenever we host, everyone ends up in the kitchen – it’s such a sociable space.” They add, “installing 20 solar panels with 10kW battery storage has made a noticeable difference to our energy bills.”

Outside, the grounds extend to around two acres including landscaped gardens. The field is planted with approximately 100 fruit trees and hedging. “It’s been a privilege living here,” they say. The gardens have provided the perfect backdrop for fun and celebrations, from “It’s a Knock Out” competitions to birthday parties, and even a surprise wedding. “We had a marquee, a sit-down meal for 100 and a seven-piece band – it absolutely ticks the entertaining box. In fact, we loved it so much, we got married here.”

“We’ll be taking great memories with us, and we’ll miss the neighbours, the community summer barbecues, the space and the facilities. It’s all meant so much to us,” the owners reflect.*

* 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

7 Franklin Kidd Lane

Fine & Country are delighted to present this imposing family residence, set within approximately two acres of idyllic gardens and grounds on the prestigious Franklin Kidd Lane. Nestled beyond electric gates, this is a property of stature and discretion, offering refined semi-rural living within an exclusive setting.

Extending to almost 4,200 square feet, the accommodation is classically inspired and beautifully proportioned, blending timeless Georgian symmetry with contemporary comfort. A striking vaulted entrance hall with galleried landing creates an immediate sense of volume and light, introducing interiors that are elegant, spacious, and thoughtfully adaptable.

The ground floor unfolds with quiet confidence. A magnificent drawing room, extending beyond 26 feet, provides an impressive yet welcoming setting for entertaining, its outlook across the gardens enhancing the sense of space and occasion. The formal dining room offers a sophisticated backdrop for gatherings, while a well-appointed study ensures privacy for home working. Across the rear elevation, the principal reception spaces are orientated to embrace the landscape, allowing natural light to pour in and encouraging a seamless connection to the terraces beyond.

At the heart of the home lies the expansive kitchen, breakfast and family room, a cohesive and beautifully curated space designed for modern living. Bespoke shaker style cabinetry and a considered blend of integrated appliances reflect traditional craftsmanship with contemporary expectation. Generous proportions allow for clearly defined areas of cooking, dining, and relaxed seating, all overlooking the grounds and opening directly onto the terrace, creating effortless indoor-outdoor living throughout the seasons. A dedicated utility room sits discreetly alongside, ensuring everyday practicality without compromising the elegance of the principal space.

The first-floor hosts four generous double bedrooms, each benefitting from its own en suite, including a luxurious principal suite complete with dressing area and indulgent bathroom. The second floor continues the theme of versatility, offering two further substantial bedrooms linked by a Jack and Jill shower room, one currently arranged as a cinema room.

Parking is both generous and thoughtfully arranged. A large driveway sits immediately to the front of the house, providing convenient everyday parking, while wrought iron electric gates open to a further secure parking area and the detached triple garage. Above the garage, a substantial additional room offers extensive and highly practical storage, complementing the already impressive accommodation.





Step outside

7 Franklin Kidd Lane

The gardens are a defining feature of the home. Formal landscaped areas wrap elegantly around the house, with expansive terrace seating areas perfectly positioned for entertaining. Pergolas introduce attractive architectural features, adding structure and visual interest, complemented by well stocked flower beds and carefully considered planting. Boundaries are formed by post and rail fencing and mature laurel hedging, creating a sense of enclosure while retaining an open aspect. Beyond, the grounds unfold into parkland style lawns interspersed with specimen trees, extending in total to approximately two acres and providing both beauty and breathing space. A brick built outbuilding offers useful storage for garden machinery and equipment, while an elegant timber framed summer house sits idyllically within the landscape, an exceptional setting for al fresco dining, creative pursuits, or peaceful retreat.

Franklin Kidd Lane offers a rare balance of tranquillity and convenience. Countryside walks begin from the doorstep, yet East Malling station and the M20 are just minutes away, providing swift access to London and the coast. The award-winning market town of West Malling lies nearby, renowned for its boutique shops, restaurants and leisure facilities, with Maidstone offering an outstanding selection of secondary and grammar schools.

A residence of scale and distinction, combining architectural presence, contemporary refinement, and exceptional grounds in one of the region's most desirable settings.

Freehold

Council Tax Band H

EPC Rating B

For mobile phone coverage in the area please look online

Ultrafast Full Fibre broadband is available at the property for more information please look online

Utilities:- Electric / Gas / Mains Water / Mains Drainage / Cable TV or Satellite / Broadband

Annual service charge £1,750

Additional Fee on Sale or Letting of Property approximately £120

Guide price £1,800,000 - £1,850,000



Franklin Kidd Lane, Ditton, Aylesford, ME20

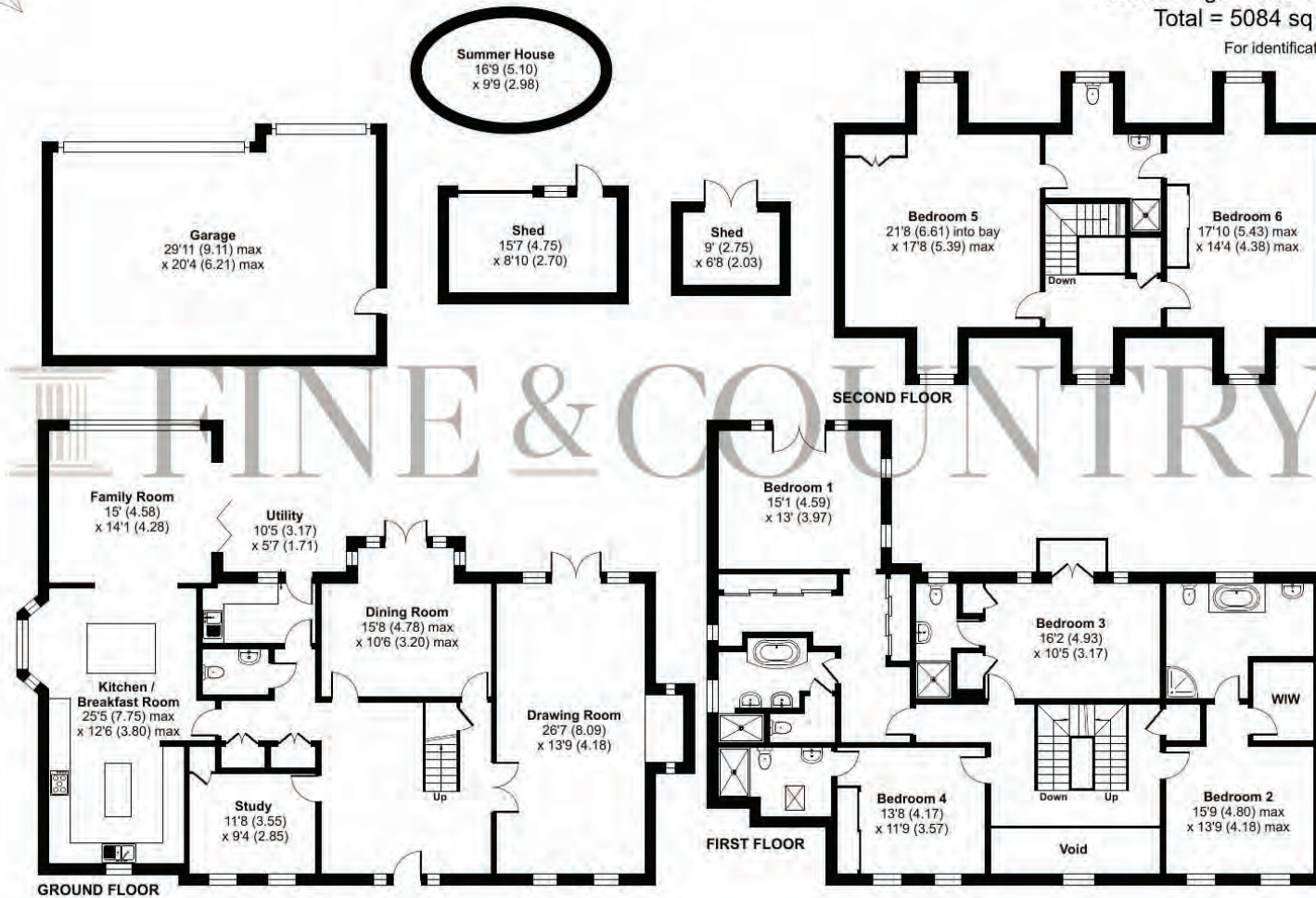
Approximate Area = 4183 sq ft / 388.6 sq m (excludes void)

Garage = 576 sq ft / 53.5 sq m

Outbuildings = 325 sq ft / 30.1 sq m

Total = 5084 sq ft / 472.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country (Kent). REF: 1414559

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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 © 2026 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 04.03.2026



Fine & Country
Tel: +44 (0)1732 222272
westmall@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

