



Brampton Field, Ditton, Aylesford, ME20 6ED
£260,000




COACH HOUSE STYLE apartment with garage situated in a most sought after location in Ditton.

This is a detached home which offers a spacious landing, two bedrooms, luxury bathroom suite and an open plan lounge/dining room with modern kitchen.

The quirky and private nature of this property means that you have no adjoining neighbours adding to this incredibly appealing property The garage is situated beneath the property and gives an additional benefit for storage and parking. There is continued storage space in a particularly large are under the stairs too.

The property is well placed for local amenities and 4 schools located in close proximity. We recommend viewing this beautiful and bright Coach House as soon as possible.

- Detached Coach House
- Beautifully Decorated Internally
- Spacious Feel To Every Room
- Multi Purpose Second Bedroom
- Private Feel And Not Overlooked
- Close Proximity To Several Schools And Amenities
- Garage Below Property
- EPC Rating C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





LOCAL AREA INFORMATION FOR DITTON

Ditton is a sought after area thanks to its convenient access to so many things.

For recreation you have the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

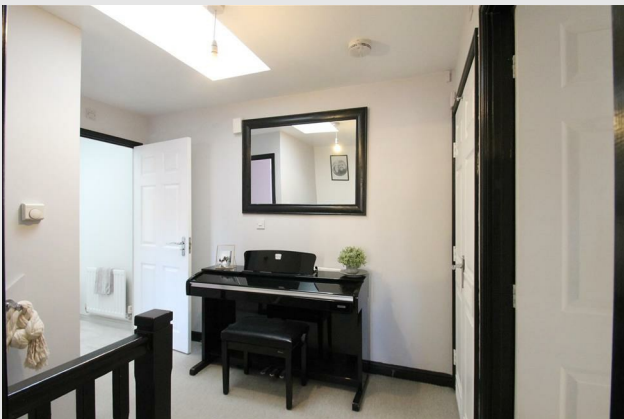
There are a good range of shops, supermarkets and eateries at Ditton, Larkfield and Aylesford. West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 4.6 miles away.

For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

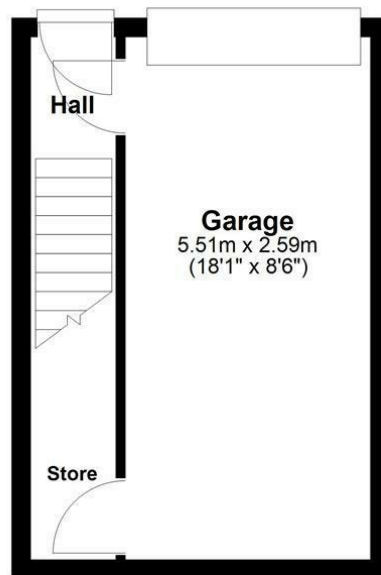
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

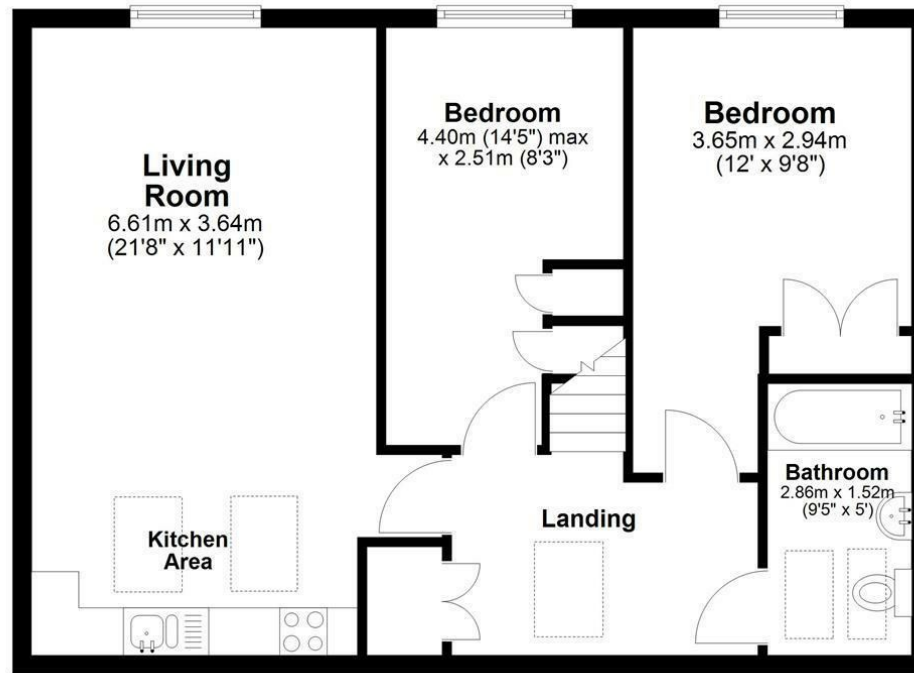
Freehold
Coach House
Council Tax Band C
EPC Rating C
UPVC Double Glazing
Gas Central Heating
Service Charges approx £180 - £200 Per Year



Ground Floor



First Floor



Total area: approx. 81.2 sq. metres (873.7 sq. feet)

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

