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**Bell Lane, Ditton, Aylesford, ME20**

**GUIDE PRICE: £300,000-£325,000**  
**EPC RATING: D**

**12 Bell Lane, Ditton, Kent, ME20 6BT**





Situated on the ever-popular Bell Lane in Ditton, this well-presented three-bedroom end-of-terrace home offers generous, well-balanced accommodation arranged over three floors, combining space, light, and a unique feature that truly sets it apart. The property is bright and airy throughout, with all rooms of a comfortable size. The ground floor welcomes you with an entrance leading into an impressive open-plan living/dining room, stretching over 24ft in length—ideal for both everyday living and entertaining. To the rear, the fitted kitchen provides a practical layout with direct access out to the garden, allowing for a seamless indoor-outdoor flow. On the first floor, you will find two well-proportioned bedrooms alongside a family bathroom, all thoughtfully arranged off the central landing. The second floor is dedicated to the main bedroom, a particularly generous space that enjoys an added touch of luxury with direct access to a private roof terrace. This is a standout feature of the home—perfect for sitting back and relaxing while taking in far-reaching views towards the North Downs. Externally, the property continues to impress. The rear garden extends to approximately 154ft in length, offering a fantastic outdoor space with plenty of room for gardening, entertaining, or simply enjoying the open air. To the rear of the garden, a substantial shed provides excellent additional storage or workshop potential. Ditton itself is a highly desirable location, known for its strong community feel and convenient access to nearby amenities. With excellent transport links via nearby Aylesford and Maidstone, along with local shops, schools, and green spaces close by, it strikes a perfect balance between village charm and modern convenience. In summary, this is a fantastic opportunity to acquire a spacious and versatile home in a sought-after setting—offering bright interiors, a substantial garden, and the rare addition of a roof terrace with stunning views.

Freehold  
EPC: D  
Council Tax: C  
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- **THREE-BEDROOM END-OF-TERRACE HOME IN DITTON**
- **SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS**
- **APPROX. 154FT REAR GARDEN – EXCELLENT OUTDOOR SPACE**

- **FAR-REACHING VIEWS TOWARDS THE NORTH DOWNS**
- **UNIQUE ROOF TERRACE OFF THE MAIN BEDROOM**
- **THREE GOOD-SIZED BEDROOMS**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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