



Malvern Harple Lane  
Detling, Maidstone  
ME14 3EU

Offers in Excess of £700,000

**Malvern  
Harple Lane  
Detling  
Maidstone  
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## Description

This beautifully renovated, refurbished and substantially extended detached house offers just over 2,000 sq ft of highly versatile living space, finished to an exceptional standard throughout and ideally suited to modern family life. Located in this delightful semi-rural position in a designated area of outstanding natural beauty at the base of the North Downs, close to the historic Pilgrims Way. The rural landscape is proliferated with vineyards on the gentle south facing slopes.

To the first floor are three generous double bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom. The ground floor offers outstanding flexibility, with two further double bedrooms or reception rooms, ideal for home working, guest accommodation, or additional living areas. These rooms are served by a Jack and Jill shower room with twin wash hand basins, along with a separate cloakroom, making the layout perfect for multi-generational living or visiting guests. At the heart of the home is a spacious lounge opening into a contemporary kitchen/diner, fully fitted with modern appliances and designed for both everyday living and entertaining. Additional benefits include a utility room and integral garage.

Externally, the property enjoys a private rear garden, ideal for outdoor dining and relaxation, while to the front there is a generous driveway providing ample off-road parking, alongside a front garden area. Occupying a highly sought-after rural lane, the home benefits from countryside walks directly from the doorstep yet remains conveniently placed for excellent transport links.

A superbly presented and extremely versatile home offering an impressive amount of space in a desirable location and sold with no forward chain. Early viewing is strongly recommended.

**Agents note:** The photographs marked "Virtual Staging" have been created using AI technology and are not displaying a true representation.

## Location

Detling village nestles at the base of the North Downs in an area of outstanding natural beauty and close to the historic Pilgrims Way. With a community shop, gastro pub, pre-school, cricket club together with numerous countryside walks along the historic North Downs. Maidstone is some three miles distant and offers a more comprehensive selection of amenities consistent with its County Town Status including two museums, theatre, county library, multi-screen cinema and a wide selection of schools and colleges for older children. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports.

## Council Tax Band

F

## VIEWINGS STRICTLY BY APPOINTMENT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1168 sq.ft. (108.5 sq.m.) approx.



1ST FLOOR  
896 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 2065 sq.ft. (191.8 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

Oak internal doors with blackened furniture throughout the ground floor, blackened light switches and sockets in most rooms.

### **ENTRANCE HALL** 20' 10" x 6' 6" (6.35m x 1.98m)

A contemporary composite entrance door with square window panes and matching side panels opens into the hallway, featuring a recessed doormat, radiator, and useful understairs storage cupboard. A staircase rises to the first floor with a painted timber balustrade and newel post, complemented by low-voltage recessed lighting throughout.

### **CLOAKROOM**

Fitted with a white suite complemented by blackened fittings, the downstairs WC includes a low-level WC and wash hand basin with mixer tap and tiled splashback. The room is finished with slate-effect flooring and a black heated towel rail.

### **LOUNGE** 21' 0" x 13' 5" (6.40m x 4.09m)

Double doors lead from the hallway into this light and spacious room, which benefits from windows to both the front and side elevations, along with a radiator. A wide opening leads to:

### **KITCHEN DINER** 20' 2" x 11' 0" (6.14m x 3.35m)

A fantastic range of modern units featuring grey door and drawer fronts with black fittings, complemented by white quartz work surfaces. The kitchen is well equipped with a black acrylic sink with mixer tap and drainer, integrated dishwasher and fridge freezer, Bosch eye-level oven, and a four-burner Bosch induction hob with extractor hood above. A window overlooks the rear garden, while a peninsula

provides additional storage and seating options.

Double casement doors with side panels open onto the rear garden, and the space is finished with low-voltage recessed lighting, a vertical radiator, slate-effect flooring, and ceramic tiled splashbacks and upstands.

### **UTILITY ROOM** 6' 0" x 5' 4" (1.83m x 1.62m)

Featuring continuous slate-effect flooring, the room is fitted with two under-counter cupboards and a complementary quartz-effect worktop, with plumbing for a washing machine. A window overlooks the rear garden, while low-voltage recessed lighting and an extractor fan complete the space. A door leads to:

### **GARAGE** 16' 2" x 7' 8" (max) (4.92m x 2.34m)

Equipped with electric light and power, the garage houses a wall-mounted Worcester combination boiler with digital display, providing heating and domestic hot water throughout the property. Wooden double doors lead to the front.

### **BEDROOM 4** 14' 0" x 12' 0" (4.26m x 3.65m)

Featuring a window to the front elevation and a radiator, this is a very versatile space that could be used as a bedroom or an additional reception room, with a door leading to:

### **JACK & JILL SHOWER ROOM**

Fitted with a white suite complemented by blackened fittings, the room features twin wash hand basins with mixer taps and metro-tiled splashbacks. A walk-in shower cubicle with rainfall shower head and separate handheld attachment is enclosed by a glass screen and set within a tiled surround with mosaic border detailing. The space is completed by a black heated towel rail and ceramic tiled flooring. A door leads to:

### **BEDROOM 5** 12' 8" x 12' 0" (3.86m x 3.65m)

Featuring a window to the rear elevation and a radiator, this is a very versatile space that could be used as a bedroom or an additional reception room, with a door leading to:

## ON THE FIRST FLOOR

Wooden black doors painted black and throughout the upstairs.

### **LANDING** 14' 6" x 6' 6" (4.42m x 1.98m)

Velux window to rear, low voltage recessed lighting and radiator.

### **BEDROOM 1** 23' 4" x 13' 4" (7.11m x 4.06m)

Benefiting from a window to the front elevation and a rear-facing Velux window, the room is served by two radiators, with a door leading to:

### **EN-SUITE SHOWER ROOM**

Fitted with a white suite complemented by blackened fittings, the room includes a low-level WC and wash hand basin with mixer tap and mosaic tiled splashback. A walk-in shower cubicle with glass door features a rainfall shower head and separate handheld attachment, set within a tiled surround with decorative mosaic panel. Natural light is provided by a rear-facing Velux window, while a black heated towel rail, low-voltage recessed lighting, extractor fan, shaver point, and ceramic tiled flooring complete the space.

### **BEDROOM 2** 18' 9" x 11' 9" (5.71m x 3.58m)

Featuring a window to the front elevation and a radiator, with a connecting door leading to:



## **BEDROOM 3** 11' 10" x 11' 0" (3.60m x 3.35m)

Benefiting from two rear-facing Velux windows, the room also features a radiator, an eaves storage cupboard, and access to the roof space.

## **BATHROOM** 9' 0" x 5' 7" (2.74m x 1.70m)

Fitted with a white suite complemented by blackened fittings, the bathroom comprises a low-level WC and wash hand basin with mixer tap and metro-tiled splashbacks. A bath with metro-tiled panelling features a shower over, enclosed by a crittall-style glass shower screen and a tiled surround with decorative mosaic panel. The space is finished with low-voltage recessed lighting, extractor fan, a black heated towel rail, front-facing Velux window, ceramic tiled flooring, and a wall-mounted LED mirror.

## **OUTSIDE**

To the front of the property is an extensive gravel driveway providing parking for multiple vehicles, complemented by a lawned area, fenced boundaries, outside lighting, double-door access to the garage, and side pedestrian access.

The rear garden features a generous decked area adjoining the house, a low-maintenance lawn, and a gravel pathway leading to a side gate providing access to the front. Additional benefits include an outside tap and light, along with a mature tree adding character to the space.

## **Directions**

From Maidstone leave via Sittingbourne Road A249. Upon approaching the village of Detling take the first left into Harple Lane, the property will be found on the right hand side, as indicated by our signboard.





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