



1 Primary Place  
The Street | Detling | Kent | ME14 3BZ

# STEP INSIDE

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Fine & Country presents 1 Primary Place, a striking newly constructed four-bedroom detached residence forming part of an exclusive private enclave in the heart of the sought after village of Detling. Handsome mellow brick elevations give the home an immediate sense of quality and presence, blending effortlessly with the character of its village setting while concealing a beautifully designed contemporary interior of impressive scale and light.

A generous entrance hall creates an immediate sense of arrival and introduces the quality found throughout, with high ceilings enhancing the feeling of space and luxurious porcelain flooring adding both practicality and refinement. From here, the home opens into an impressive double aspect open plan living space, designed around the way modern families live and entertain.

The kitchen forms the natural focal point, stylishly designed with both everyday living and hosting in mind. Surrounding this central space, dedicated areas for dining and relaxed seating create a layout that feels both open and well defined. French doors open onto the garden, allowing natural light to pour into the space and creating a seamless connection between the house and garden, perfectly supporting indoor outdoor living.

A separate formal living room provides a more refined setting for quiet evenings or entertaining, while a dedicated study offers an ideal work from home environment. A well planned utility room sits discreetly alongside the kitchen, while a cloakroom completes the ground floor.

Upstairs, four beautifully proportioned double bedrooms provide well balanced accommodation. The principal bedroom enjoys a luxurious en suite shower room, while the remaining bedrooms are served by an equally impressive family bathroom, continuing the consistent specification found throughout the home.









Built with sustainability in mind, the property achieves an excellent EPC rating of A, supporting energy efficient and environmentally conscious living.

Outside, the south westerly facing rear garden provides a private and tranquil setting, with a neatly maintained lawn and a paved terrace ideal for al fresco dining and outdoor entertaining.

A detached double car barn with EV charging point, together with additional off road parking for two vehicles, ensures the home delivers both practicality and future ready convenience.

### Location

Set within the historic village of Detling at the foot of the North Downs and approximately four miles from Maidstone town centre, the location offers an excellent balance of countryside surroundings and accessibility. The village itself is steeped in history, featuring a Grade I listed church, a Tudor gateway dating from the reign of Henry VIII, a cricket club, and a highly regarded public house and restaurant.

Maidstone, the County Town of Kent, provides a comprehensive range of shopping, dining and leisure facilities, along with mainline rail services to London Victoria, Charing Cross and London Bridge, making it ideal for commuters.

The area is also particularly well regarded for schooling, with outstanding grammar and independent options nearby, making this a highly desirable setting for families. Convenient access to the A249 provides links to the M20 and M2 motorway networks, ensuring excellent connectivity across Kent and beyond.

### Information

Freehold

Council Tax Band - New Build

EPC Rating A

For mobile phone coverage in the area please look online

For internet connection in this area please look online

Property is in a conservation area

Utilities:- Electric/ Gas / Mains water / Mains drainage

Property is on a private road - with shared maintenance costs

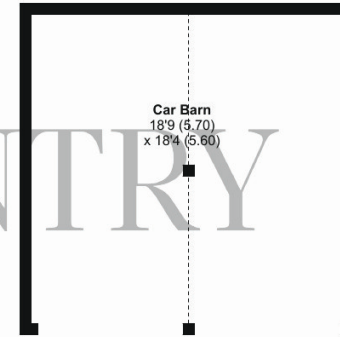
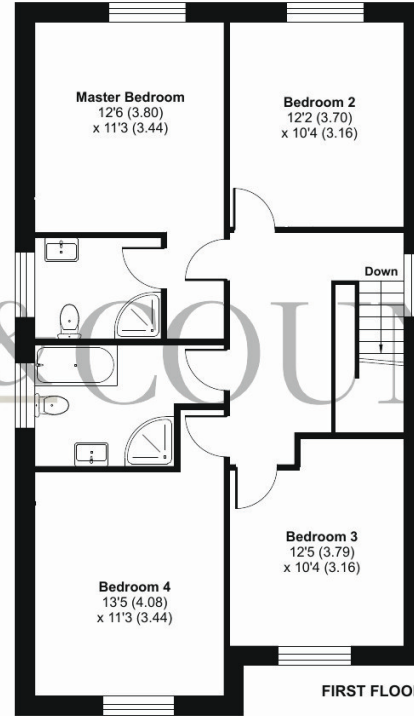
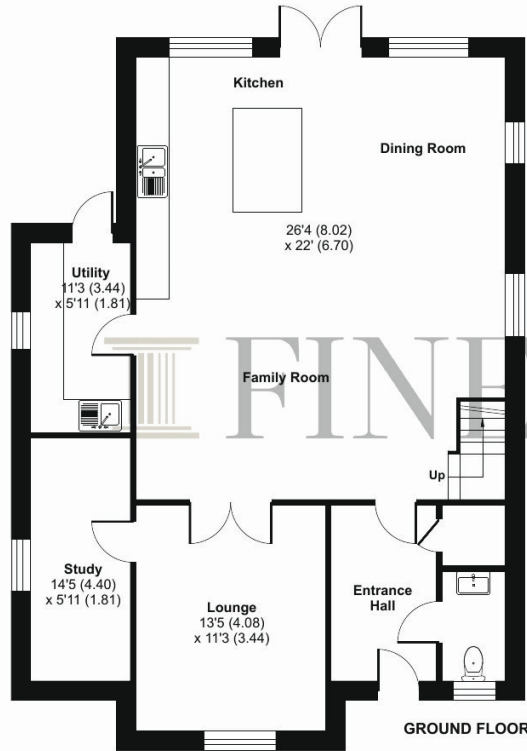
Guide price £675,000-£725,000



# Primary Place, The Street, Detling, Maidstone, ME14

Approximate Area = 1861 sq ft / 172.8 sq m  
 Car Barn = 344 sq ft / 31.9 sq m  
 Approximate Area = 2205 sq ft / 204.7 sq m

For identification only - Not to scale



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Score	Energy rating	Current	Potential
92+	A	97 A	97 A
81-91	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 13.04.2026



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