



**Hockers Lane, Detling, Maidstone, Kent, ME14 3JN**

**Price £695,000**

This attractive and contemporary four double bedroom residence has been expertly crafted to provide stylish, open-plan living spaces, finished to an exceptional standard, and boasting nearly 2,000 sqft of accommodation including the impressive fully insulated garden room complete with hot tub.

You approach the property via the electric entrance gate, leading to a beautifully paved driveway with space for up to four vehicles. Step into the welcoming entrance hall which flows effortlessly into a remarkably spacious sitting room providing exceptional space for relaxing or entertaining family and friends. The rear of the property boasts the stunning open-plan kitchen and dining space, which serves as the hub of the home, bathed in natural light from the bi-fold doors that open onto the expansive patio seating area. A separate utility room enhances the home's practicality, whilst a generous study ensures peace and quiet whilst working from home, and a convenient W.C. completes the ground floor.

Upstairs, the principal bedroom offers an abundance of space, with stunning views over the garden and neighbouring fields, whilst an en-suite shower room provides a sense of luxury. The additional bedrooms include two doubles, one of which is being used as a dressing room, and a generous single bedroom. The contemporary family bathroom reflects the home's modern design featuring premium finishes.

The extensive rear garden, which is lawned and paved, serves as an impressive continuation of the living space via the bi-fold doors, allowing for al fresco dining or relaxing with a luxury electric awning with integrated lighting. Entertainment is a breeze with linked speakers in both the kitchen and garden. An impressive, detached garden room occupying a hot-tub and bar currently, offers a generous amount of space, which could be used as an office, studio, or games room, whilst a shed provides good storage.

Tenure: Freehold. Council Tax Band: F. EPC rating: B.



## LOCATION

The property is situated in Detling Village, providing easy access to all local amenities, including the excellent transport links via Bearsted mainline train station and access to the M2 & M20 motorways, together with its close proximity to the Leigh Academy Primary School and a reasonable distance from St John's Primary School and Thurnham & Roseacre schools. It is just a short distance from the picturesque Village Green in Bearsted, with a selection of excellent pubs, cafe and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by.

## GROUND FLOOR

Entrance Hall

Sitting Room

Study

Cloakroom

Kitchen

Dining Area

## FIRST FLOOR

Landing

**Bedroom One**

**En-Suite Shower Room**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four/Dressing Room**

**Family Bathroom**

**EXTERIOR**

**Driveway**

**Garden**

**Garden Room/Gym/Bar**

## VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

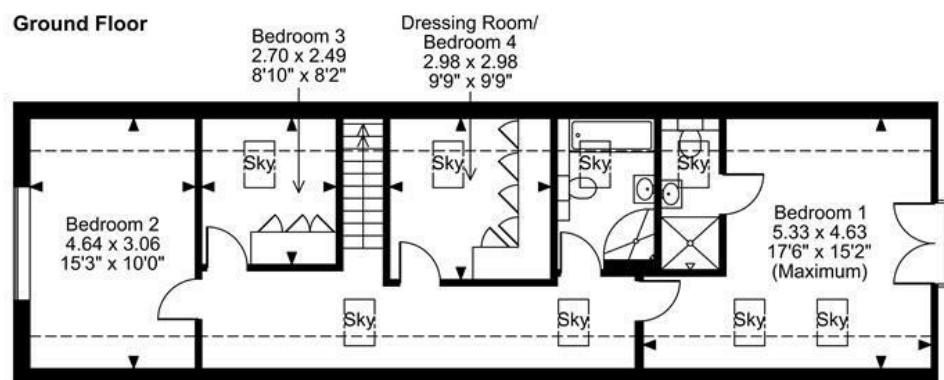
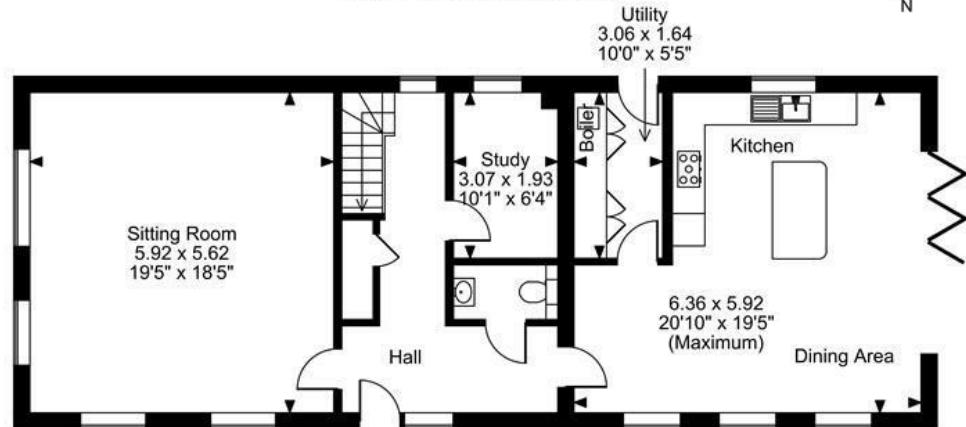
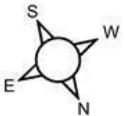
**Hockers Lane, Detling, Maidstone**

Approximate Gross Internal Area

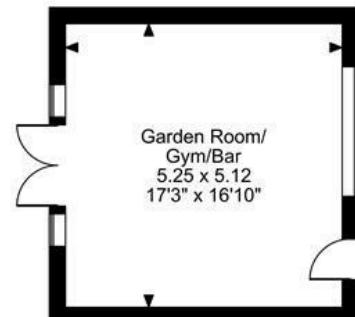
Main House = 1658 Sq Ft/154 Sq M

Outbuilding = 289 Sq Ft/27 Sq M

Total = 1947 Sq Ft/181 Sq M



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

— Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8678716/SAP

