

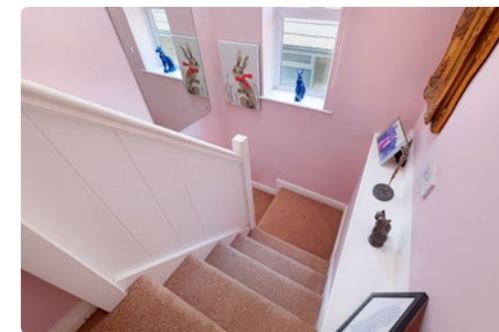
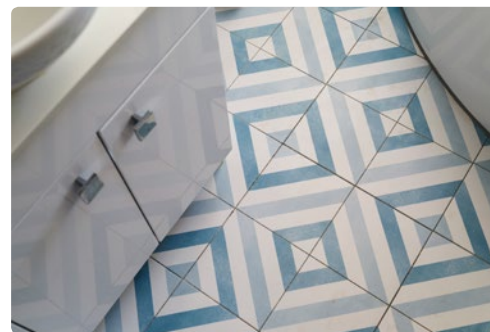


Freehold



## 41, Hockers Lane, Detling, Maidstone, ME14 3JN

- Charming Detached 1930's Built Residence
- Thoughtfully Extended & Reconfigured
- Three Bedrooms & Two Bathrooms
- Open Plan Living Areas With Bi-fold Doors
- Sitting Room Weith Wood Burning Stove
- Occupying A Generous Plot Of 0.37 Acres
- 400 Ft Garden With Large Summer House
- Desirable Location With Excellent Links To London



### SITUATION:

One of Detling's notable landmarks is Detling Hill, a prominent ridge offering beautiful views over the Weald of Kent. The village is home to several historic buildings, including St Martin's Church, which dates back to the medieval period. Detling is also known for its proximity to Detling Showground, a major event venue hosting agricultural and community events throughout the year. With easy access to the M20 and M2 motorways, the village is well placed for commuters travelling to Maidstone, the Kent coast, and London. Its location within the Kent Downs also provides excellent opportunities for walking, cycling, and enjoying the surrounding countryside. Maidstone, just a few miles away, is the county town of Kent and one of the region's principal commercial and administrative centres. Situated on the River Medway, it offers a blend of historic character and modern amenities. The town has a long history, with landmarks including Maidstone Museum, All Saints Church, and the nearby

Leeds Castle, one of Kent's most celebrated attractions. Excellent educational facilities are available locally, including St John's Primary School, Invicta Grammar School, Maidstone School of Science and Technology, and Valley Park School.

Today, Maidstone provides an extensive range of shopping, dining, and leisure facilities, complemented by cultural venues such as the Hazlitt Theatre. The town also benefits from attractive green spaces, including Mote Park, which offers lakes, woodland walks, and recreational facilities. Excellent road and rail connections make Maidstone a popular location for commuters and a convenient base from which to explore the wider county. Hucking is a small village in the Maidstone district, located approximately five miles southeast of Maidstone. Set within the Kent Downs National Landscape, it is surrounded by rolling countryside, ancient woodland, and an extensive network of footpaths and bridleways, making it particularly popular with walkers, cyclists, and those seeking a rural lifestyle.



DESCRIPTION:

A charming detached 1930s period home that has been thoughtfully extended in recent years, creating a superb open-plan living space ideal for modern family life.

The property enjoys a sought-after location in the village of Detling and boasts an impressive rear garden extending to over 400 feet. The outdoor space features a large summer house, a garden kitchen, and an abundance of raised vegetable beds, making it perfect for those with a passion for gardening and outdoor living.

The attractive façade combines rendered elevations with exposed brickwork and a distinctive catslide roof. The front door opens into an entrance lobby, which leads through to a central hallway. To one side is a ground-floor bedroom, conveniently positioned adjacent to a modern en-suite shower room.



OUTSIDE:

The principal reception room is a spacious sitting room featuring a wood-burning stove, creating a warm and inviting atmosphere. French doors lead through to the dining area, which forms part of the impressive extension.

This space is flooded with natural light from a large skylight and bi-fold doors that open directly onto the garden. The kitchen is partially open plan, subtly separated from the dining area, and is fitted with marble-effect worktops, stylish tiled splashbacks, and an extensive range of cabinetry surrounding a variety of freestanding appliances.

To the first floor are two further bedrooms and a well-appointed family bathroom, fitted with a corner bath, wash basin, and WC.

The rear garden extends to over 400 feet and offers a wonderful variety of outdoor spaces.

Several outbuildings include a substantial workshop/storage shed and a large summer cabin complete with power and lighting.

A decked seating area, accessed directly from the summer house, provides an excellent setting for al fresco dining and entertaining.

Towards the rear of the garden, multiple raised beds offer excellent opportunities for growing fruit and vegetables and are complemented by a greenhouse. There is also a chicken coop and a fish pond, both of which attract an abundance of local wildlife.

To the front, a gated driveway provides ample off-road parking for numerous vehicles.











TOTAL FLOOR AREA: x sq. ft (x sq. m)  
XXX: x sq. ft (x sq. m)  
XXX: x sq. ft (x sq. m)



EPC RATING  
E



COUNCIL TAX BAND  
E



GENERAL INFORMATION  
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | [sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk) | [www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)

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