







## 13 ORCHARD VIEW, DETLING, MAIDSTONE, ME14 3NR

OFFERS IN EXCESS OF £450,000

- Beautifully presented 3-bedroom semi-detached home (built 2016 by Esquire Homes)
- Tucked away in a quiet private cul-de-sac – Orchard View, Detling
  - No service charges
  - Sociable open-plan kitchen/dining room
  - Bay-fronted living room + downstairs cloakroom
  - Main bedroom with ensuite + stylish family bathroom
- Rear garden with 2 composite decked areas, patio and lawn
- Garage with electric roller door + block paved driveway for 2 cars
  - Gated side driveway for an extra vehicle (ideal for a classic/sports car)
- Set in an Area of Outstanding Natural Beauty with superb commuter links via Bearsted Station & Ebbsfleet High Speed















## ABOUT THIS HOME

A beautifully presented three-bedroom semi-detached home, built in 2016 by Esquire Homes and positioned at the end of a small private cul-de-sac. Enjoying a tucked-away and peaceful setting, the property also benefits from no service charges.

Inside, the layout is both stylish and practical, perfectly suited to modern living. The hub of the home is the sociable open-plan kitchen/dining room, ideal for family life and entertaining, while to the front sits a spacious bay-fronted living room offering a bright and comfortable space to relax. A downstairs cloakroom completes the ground floor.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, alongside a beautiful contemporary family bathroom serving the remaining bedrooms.

Externally, the property continues to impress with a lovely rear garden, featuring two composite decked seating areas, a small patio, and a lawn—perfect for enjoying the outdoors. In addition, there is a gated side driveway providing parking for an additional vehicle, ideal for a classic or sports car. Further benefits include a garage with electric roller door and a block paved driveway to the front providing parking for two vehicles with the benefit of a 7kw EV charger.

A superbly maintained home in a quiet yet convenient position—ideal for those seeking a modern property with space, style, and excellent parking.









## OWNERS COMMENTS

Owners Comments: We've loved calling this house home. It's been a place of great memories and comfortable living. One of the highlights of this home is its quiet setting and excellent location, with shops, schools, pubs and transport all within easy reach. It's been an ideal place to live.

We hope the next owners enjoy it as much as we have.











# ABOUT THE AREA

Orchard View is a quiet cul-de-sac set within the highly regarded village of Detling, a tranquil Kentish village nestled within an Area of Outstanding Natural Beauty at the foot of the North Downs. While enjoying all the charm and peace of countryside living, Detling remains exceptionally well connected—located approximately 4 miles from Maidstone and offering swift access to both the M20 and M2 via the A249, making it an ideal base for commuters.

The village itself enjoys a strong community feel and offers a range of amenities including a traditional pub, church, community shop and post office, village hall, children's play area, cricket ground, and access to woodland walks across the stunning surrounding countryside.

Families are also well served by an excellent selection of nearby schools, including the School of Science and Technology (2.6 miles, approx. 9 mins), Invicta Grammar School (2.8 miles, approx. 8 mins), Maidstone Grammar School (3.3 miles, approx. 11 mins), and Leigh Academy Primary (2 miles, approx. 6 mins).

For rail connections, Bearsted Station is around a 5-minute drive away, providing direct services to London Bridge in approximately 59 minutes and London Victoria in around 70 minutes. Ebbsfleet International is also within easy reach—approximately 24 minutes (18 miles)—offering high-speed services to London St Pancras in as little as 19 minutes.

This is a rare location that truly offers the best of both worlds: peaceful village living surrounded by countryside, with outstanding connectivity for modern life.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

## CONTACT US

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