



## ABOUT THIS HOME.....

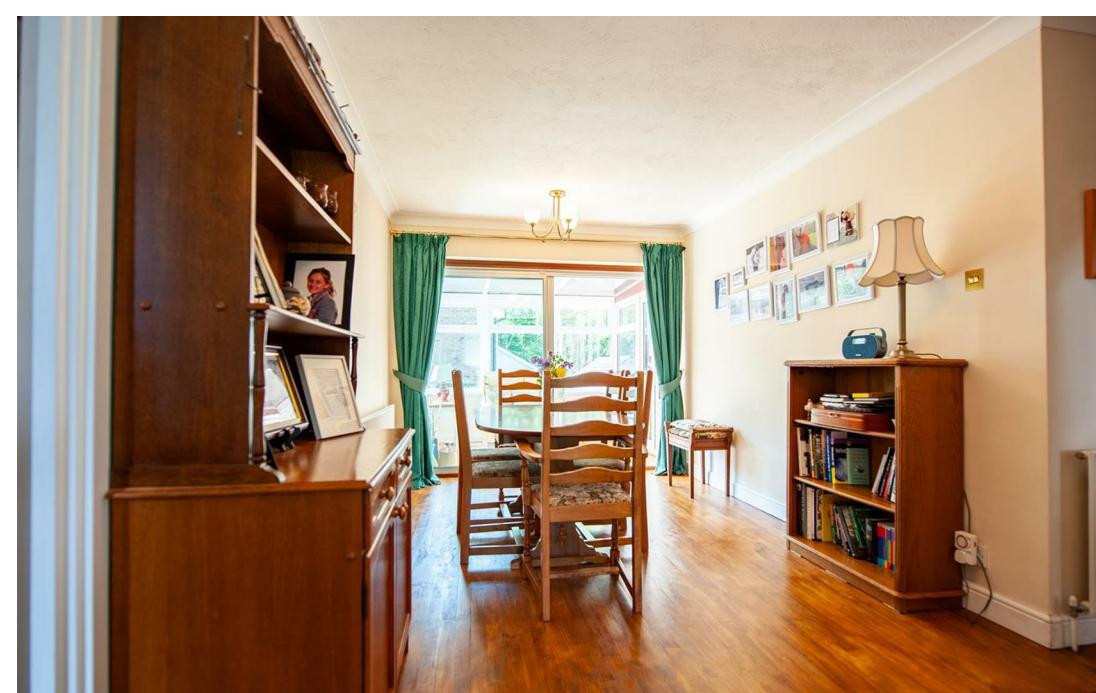
IF YOU ARE LOOKING FOR A DETACHED FAMILY HOME IN A QUIET SECLUDED LOCATION, BUT STILL NEED EASY ACCESS TO LONDON THEN LOOK NO FURTHER. THIS SPACIOUS HOME WAS BUILT IN THE 1960S AND HAS LARGE WINDOWS FLOODING THE PROPERTY WITH NATURAL LIGHT. THE LAYOUT IS IDEAL FOR A FAMILY WITH A GENEROUS LIVING ROOM, SEPARATE DINING ROOM AND SOCIALE KITCHEN-BREAKFAST ROOM THAT WE FEEL IS CRYING OUT TO BE OPENED UP AND EXTENDED TO THE REAR TO CREATE A HUGE KITCHEN-DINING-FAMILY ROOM, PERHAPS WITH BI-FOLDING DOORS OPENING TO THE WESTERLY FACING REAR GARDEN. UPSTAIRS, THE MAIN BEDROOM HAS AN EN-SUITE AND THERE ARE THREE OTHER BEDROOMS, ALL WITH BUILT-IN WARDROBES AS WELL AS A FAMILY BATHROOM ACCESSED OFF OF THE LIGHT-FILLED LANDING. THE PROPERTY HAS A GREAT FRONTRAGE WITH A LARGE GARDEN, A DRIVEWAY FOR AROUND 4 CARS, AND AN INTEGRAL GARAGE - IDEAL FOR A CHERISHED VEHICLE. WE EXPECT THIS BEAUTIFULLY SITUATED HOME TO GENERATE A LOT OF INTEREST SO RECOMMEND AN EARLY VIEWING TO AVOID DISAPPOINTMENT.

## THE LOCATION.....

THE PROPERTY IS SITUATED IN A QUIET, ELEVATED LOCATION IN THE EXCLUSIVE AREA OF HOLTWOOD IN DITTON NEAR AYLESFORD. THE DEVELOPMENT IS BUILT AMONGST THE NUMEROUS MATURE TREES PROVIDING A SENSE OF SECLUSION AND PRIVACY AND FEELS REALLY WELL CONNECTED TO NATURE YET IS JUST A 5-MINUTE DRIVE TO JUNCTION 6 OF THE M20. LONDON RAIL COMMUTERS CAN EITHER DRIVE JUST UNDER HALF AN HOUR (18.5 MILES) TO EBBSFLEET INTERNATIONAL WITH FREQUENT HIGH-SPEED TRAINS TO ST PANCRAS IN AS LITTLE AS 17 MINUTES. FOR A CAR-FREE JOURNEY YOU CAN WALK 0.6 MILES TO AYLESFORD STATION WITH SERVICES TO ST PANCRAS IN JUST UNDER AN HOUR OR ALTERNATIVELY BARMING STATION IS 1.4 MILES AWAY AND HAS TRAINS TO VICTORIA IN JUST OVER AN HOUR. THE NEAREST PRIMARY AND SECONDARY SCHOOLS WERE BOTH RATED GOOD AT THEIR LAST OFSTED INSPECTIONS AND ARE BOTH LESS THAN HALF A MILE AWAY AND CONVENIENTLY SITUATED NEXT TO EACH OTHER MAKING THE SCHOOL DROP OFF AND PICK UP A LOT EASIER. YOU ARE SPOILT FOR CHOICE WHEN IT COMES TO SHOPPING, WITH AN M&S FOOD STORE, SAINSBURYS AND AN ALDI JUST UP THE ROAD IN AYLESFORD RETAIL PARK. IF THIS ISN'T ENOUGH, THEN THE COUNTY TOWN OF MAIDSTONE IS JUST 3.4 MILES AWAY AND HAS A MULTITUDE OF RETAIL, EDUCATIONAL AND RECREATIONAL FACILITIES. AYLESFORD VILLAGE IS AROUND 1.3 MILES AWAY AND HAS SOME REALLY INTERESTING HISTORIC PROPERTIES AND MANY PLACES TO EAT AND DRINK! OUR FAVOURITE EATERY HAS TO BE THE HENGIST; A RECENTLY REFURBISHED RESTAURANT, BAR AND BRASSERIE WITH A LOVELY AL-FRESCO TERRACE. THE CHEQUERS IS A MORE TRADITIONAL PUB WHICH SERVES FOOD AND HAS A WONDERFUL RIVERSIDE TERRACE. YOU CAN ALSO ENJOY A LIGHT BITE INSIDE OR OUTSIDE AT THE VILLAGE PANTRY.









OWNERS REMARKS: WE SEARCHED FOR A VERY LONG TIME TRYING TO FIND A PROPERTY IN AN IDEAL POSITION. WHEN APPROACHING BIRCH CRESCENT VIA WOODLANDS ROAD WE REALISED THAT THIS LOCATION HAD A LOT OF PROMISE. THE WOODLAND SETTING IS GLORIOUS WITH ITS BLOOMING RHODODENDRONS AN ADDED BONUS. WE HAVE FOUND OUR NEIGHBOURS TO BE VERY FRIENDLY AND COURTEOUS IN THIS QUIET CUL-DE-SAC





### Ground Floor



### First Floor



These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

