

**7 Downterry Way, Aylesford
Kent ME20 6PB**

A beautifully appointed and spacious 1930's, 6 bedroom detached property located on Downterry Way in the heart of Ditton, Aylesford.

Offers Over £700,000



Description cont..

The property sits on a large plot of approximately 1/3 of an acre with accommodation totalling in the region of 2,800 sq ft, being situated in a quiet and sought after cul-de-sac near desirable local amenities and transport links. There is a large driveway for at least 6 cars and to the right of the property the owners have created a useful extension currently used as a home office which could easily transform into a large home gym, hobby room, studio, cinema room or annexe. The rear garden is extremely private with 4 attractive outbuildings and would ideally suit a young growing family. The kitchen is immaculate and stylish while the unusually large master bedroom takes up the entire second floor creating a attractive, luxurious and bright space.

Useful planning permission was successfully granted for a substantial modern 3-bedroom house to the right of the property yet with the curtilage of the property which now lapsed – but subject to planning consent could be re-instated The Agent / Vendor are able to provide further information upon request. Viewing by appointment only but hurry as it presents and exciting opportunity with development potential (subject to necessary planning consent)

Room Sizes

Ground Floor

Kitchen/Dining Room - 6.63m x 4.42m (21'9 x 14'6) -

Main Lounge - 7.52m x 3.78m (24'8 x 12'5) -

Small Lounge - 4.88m x 4.52m (16' x 14'10) -

Bedroom/ Study - 3.81m x 3.48m (12'6 x 11'5) -

Utility - 3.05m x 2.03m (10' x 6'8) -

Toilet With Shower Room -

Hallway - 5.87m x 3.86m (19'3 x 12'8) -

Home Office - 11.89m x 5.23m (39' x 17'2) -

First Floor -

Bedroom - 3.89m x 3.71m (12'9 x 12'2) -

Bedroom - 3.78m x 3.30m (12'5 x 10'10) -

Bedroom - 2.95m x 2.92m (9'8 x 9'7) -

Bedroom - 2.92m x 2.64m (9'7 x 8'8) -

Dressing Room - 3.96m x 3.58m (13' x 11'9) -

Family Bathroom With Separate Toilet -

Second Floor -

Master Bedroom - 9.86m x 7.11m (32'4 x 23'4)

Location

Ditton offers a Post Office, local shop, primary schools, community centre and a church. Neighbouring West Malling and Larkfield offer a good range of local shopping, restaurants and public houses. Comprehensive Shopping: Maidstone (6.2 miles), Tonbridge (12.10 miles) and Bluewater (20 miles).

Mainline Rail Services: East Malling Station (1.9 miles) and West Malling Station (3.3 miles) to London Victoria, Maidstone and Ashford International. East Farleigh Station (6 miles) to Paddock Wood, Tonbridge and Strood.

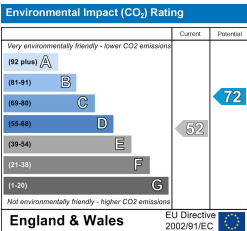
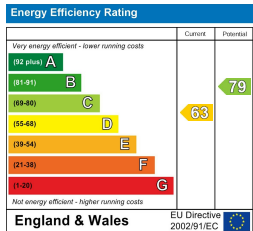
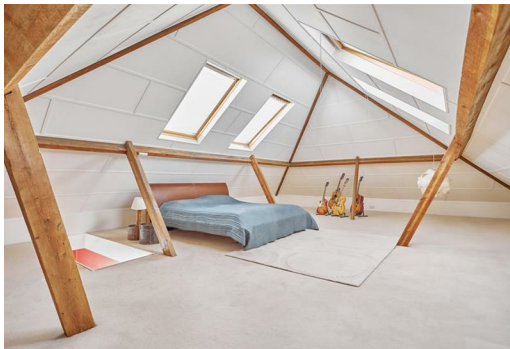
Primary Schools: Ditton Infants, Ditton C of E Juniors. Brookfield Infants Larkfield. Leybourne St Peter & St Paul, C of E Primary School, Valley Invicta Primary, Leybourne Chase. St James Great Academy, West Malling. More Park R C Primary School, West Malling.

Grammar Schools: Girls and Boys Grammar schools in Maidstone and Tonbridge. Private Schools: Sutton Valence in Maidstone. The Preparatory Schools at Somerhill. Tonbridge and Sevenoaks Public Schools.

Leisure Facilities: Leisure centres in Tonbridge, Maidstone and Larkfield, David Lloyd Fitness & Leisure Centre in Kingshill, West Malling & Kings Hill golf courses.

Motorway Links: Excellent road communications can be accessed via the M20 at Aylesford and Wrotham Heath giving access to the M25, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.

All distances are approximate.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

