

**13 Ditton Place  
Aylesford, Kent ME20 6SX**

A handsome and beautifully appointed, 6-bedroom detached, modern home sitting in an enviable position in a quiet close with charming views and a pretty, well maintained garden. Built in 1989, the property benefits from extensive upgrades, with recently installed high specification kitchen and bathrooms – 4 in total with two being en-suite.

#### Description

On the ground floor; light and spacious entrance hallway with central galleried staircase with exposed brick wall that offers attractive sight lines over 3 floors. Internal access to the double garage, newly refurbished cloakroom / wc with stylish sink / vanity unit and back lit mirror, bright open plan kitchen / breakfast-dining room with recently installed high specification units, integral appliances including a double oven. The central island, breakfast table and work tops are finished in exceptional granite being perfectly paired with the large beige floor tiles. Adjacent pantry / utility room with door to side garden, useful family room (currently used as home office) is next to the open plan breakfast room with attractive wooden flooring and large patio doors which provide access onto the stone tiled terrace forming part of the rear garden. This family room flows into a formal dining room which is currently also open plan, leading into a cosy sitting room at the front of the house, with a feature bay window and attractive brick-built inglenook fire place including wooden mantel and efficient wood burner at its heart.

Accessed by the feature staircase is the 1st floor; with a bright landing, spacious master bedroom (1- large double) at the front of the property with useful mirrored built-in wardrobes, dressing alcove, exceptional, recently refurbished en-suite bathroom with stunning egg-shaped bath, back lit mirrors, ample storage units and high specification walk in shower. The adjacent guest suite / bedroom (2 - large double) with 3 mirrored built in wardrobes is serviced by another pristine en-suite bath room with walk in shower. There are 2 further double bedrooms (Bedroom's 3 & 4) on this floor with an immaculate family bathroom with shower above the bath as well as a handy storage unit.

The 2nd floor is self-sufficient makes an ideal internal granny / nanny annexe. It includes; a large rectangular double bedroom (5), a neat family shower room and a further, unusually large L-shaped double bedroom (6) that could easily accommodate a small kitchenette,

making it the ideal space for annexe purposes.

A real plus is the large amount of additional under-eave storage available within the property. The ceiling space (16m<sup>2</sup>) over the 'family room' is accessed via a door from bedroom 3 being part-boarded with internal lighting. The ceiling space over the bedroom 2 /garage (15m<sup>2</sup>) is accessed via a door from bedroom 6 and is also part-boarded with internal lighting. The ceiling space over the main en-suite and bedroom 3 is accessed via a door and is boarded out. The extra space is considerable and avoids wasting a formal room and while the boarding covers half the of the aforementioned eves storage areas, these areas are considerably more use than an attic and could be fully boarded out if required at a later date.

#### Exterior and Location

To the front of the property there is a small garden laid to lawn, ample driveway parking for at least 3 cars leading to a smart double garage with separate electric doors. The rear of property benefits from an attractive garden made up of a stone tile terrace / patio, charming flower beds, established borders with a selection of well-maintained shrubs, mature trees and access to the pretty path and stream that flows at the foot of the garden which offers delightful and secluded views.

#### Location & Amenities:

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.

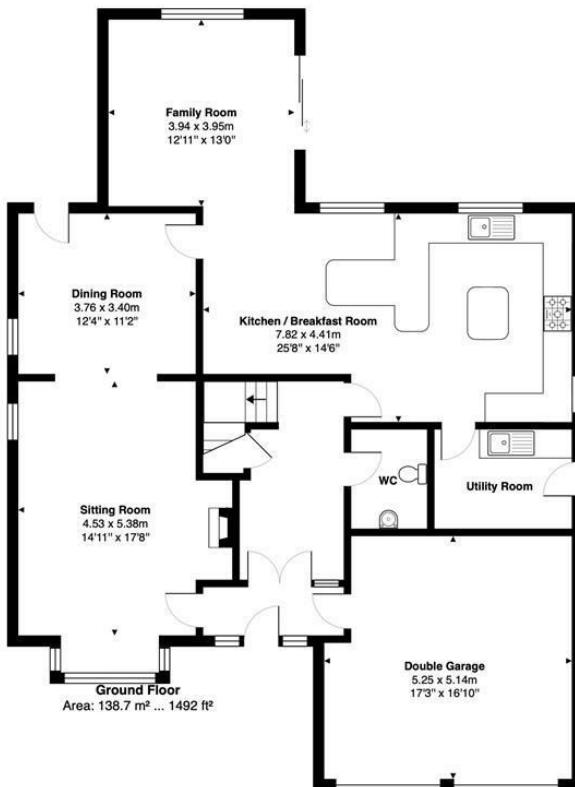
**Services:** Mains electricity, Mains Gas, Mains Water

**Council:** Tonbridge & Malling

**Band:** G

**EPC:** E

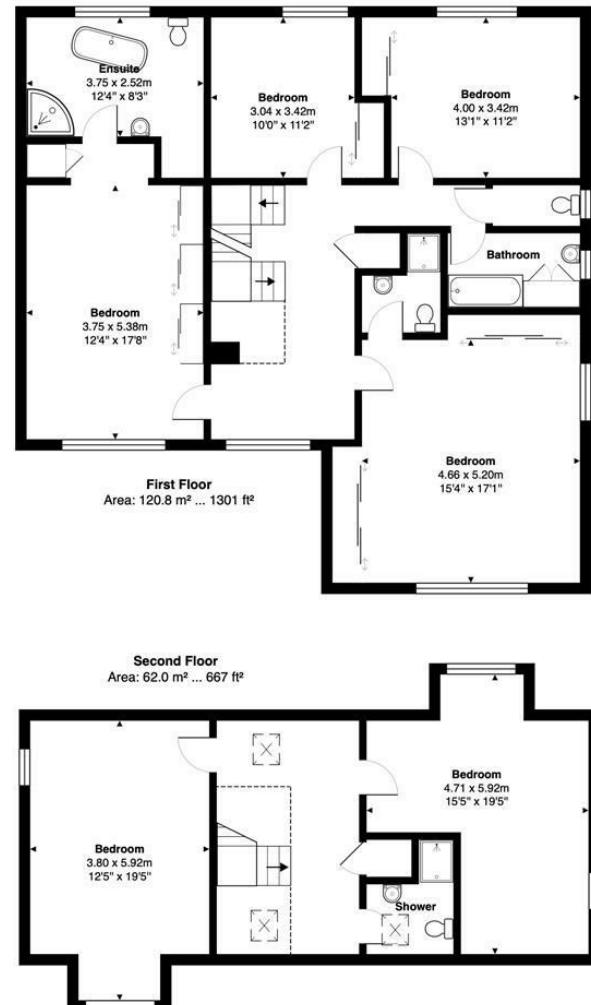




13 Ditton Place, Ditton, Aylesford ME20 6SX

Total Area: 321.4 m<sup>2</sup> ... 3460 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

2 Windmill Oast,  
Windmill Farm,  
Rolvenden,  
Kent TN17 4PF

zoopla.co.uk

rightmove

The Property  
Ombudsman

W789 Ravensworth 01670 713330

01580 242700  
wealdproperty.net



