

OVER 60?

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for up to **59% less!**



Price

£895,000

Freehold

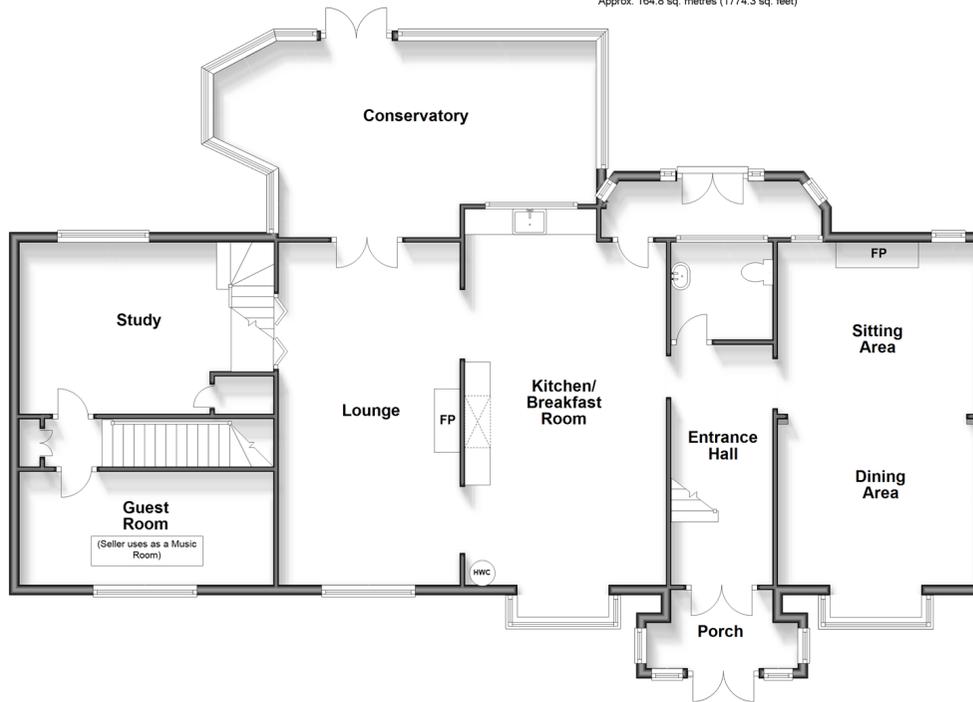
5x  2x  3x 

London Road, Ditton, Aylesford, Kent,
ME20

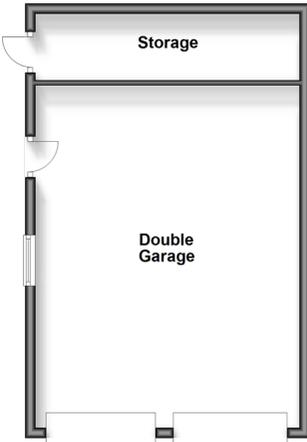
Wards

Helping you move forwards

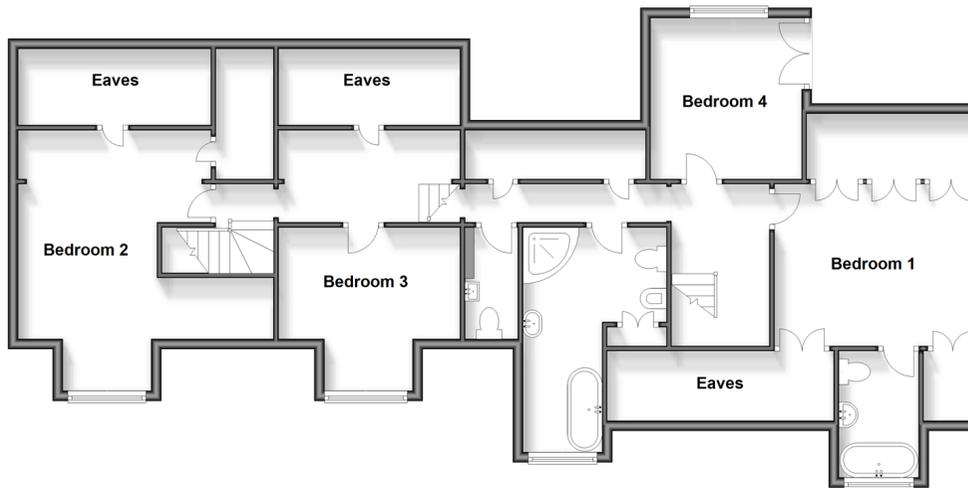
Split Level Ground Floor
Approx. 164.8 sq. metres (1774.3 sq. feet)



Lower Ground Floor
Approx. 42.4 sq. metres (456.8 sq. feet)



First Floor
Approx. 119.9 sq. metres (1290.7 sq. feet)



Outbuilding
Approx. 15.0 sq. metres (161.9 sq. feet)



Accommodation

SPLIT-LEVEL GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Cloakroom 1
- Dining Area: 13'0 x 12'5 into bay (3.97m x 3.79m)
- Sitting Area: 13'0 x 11'11 (3.97m x 3.63m)
- Kitchen/Breakfast Room: 24'9 x 13'1 (7.55m x 3.99m)
- Rear Lobby
- Lounge: 22'6 x 11'7 (6.86m x 3.53m)
- Conservatory: 16'0 x 13'1 (4.88m x 3.99m)
- Study: 16'3 x 11'0 (4.96m x 3.36m)
- Lobby
- Guest Room Used As Music Room: 16'6 x 7'8 (5.03m x 2.34m)

LOWER GROUND FLOOR

- Double Garage
- Storage

FIRST FLOOR

- Landing
- Bedroom 1: 12'9 x 10'3 (3.89m x 3.13m)
- En-Suite Bathroom
- Bedroom 2: 16'10 into bay x 12'10 (5.13m x 3.91m)
- Bedroom 3: 12'8 into bay x 11'5 (3.86m x 3.48m)
- Bedroom 4: 10'6 x 9'6 (3.20m x 2.90m)
- Bathroom
- Cloakroom 2

OUTBUILDING

- Room 1 - Used As An Office
- Room 2

OUTSIDE

- Driveway
- Front & Rear Gardens



Main features

- This home offers the 'wow factor' - attractive facade, amazing size & much more
- The elevated position adds privacy & gives great views of the North Downs
- Working from home is easy - spacious outbuilding currently used as an office
- Guest room is accessed through the Study or directly from the First Floor
- Generous & secluded sunny garden to enjoy



Nearest Schools

Primary Schools: Ditton C of E Junior School 0.5 miles, Brookfield Junior School 0.7 miles, Lunsford Primary 0.7 miles. Secondary Schools: Aylesford School 0.9 miles, The Malling School 1.1 miles, Grange Park School 2.8 miles.



Transport Information

Train Stations: Aylesford 0.8 miles, East Malling 1.3 miles, West Malling 1.8 miles



Address

London Road, Ditton, Aylesford, Kent, ME20



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Larkfield Branch 01732 847877 ■ wardsofkent.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(67) POTENTIAL: C(75)

12932924/20240418/CK/RT