4 Franklin Kidd Lane, Ditton, Aylesford, ME20 6FH

Guide Price £950,000 - £1,000,000

Jack Charles
Estate Agents

Sales & Lettings

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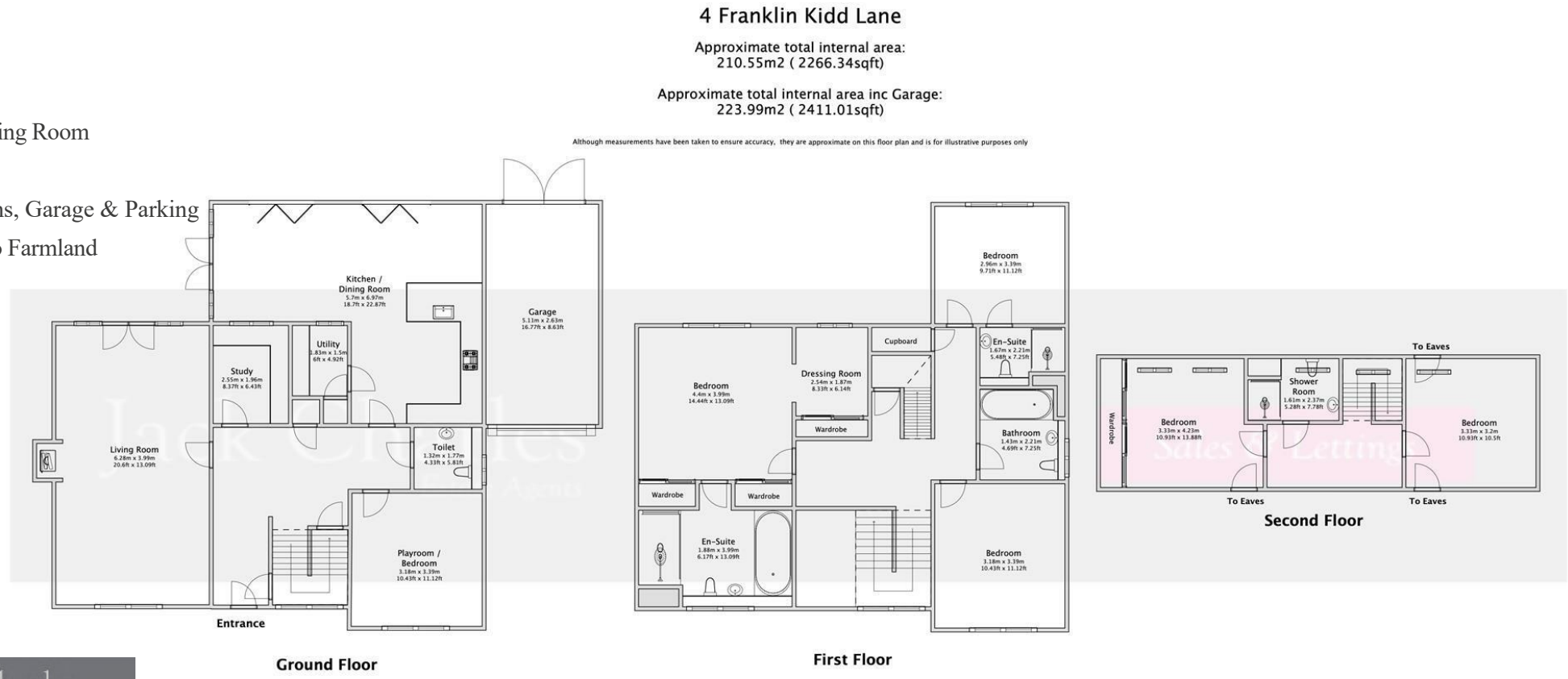
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Substantial Detached Family Home
- Five Bedrooms
- Four Bathrooms
- Lounge
- Study
- Family Room
- Kitchen / Dining Room
- Utility Room
- Large Gardens, Garage & Parking
- Backing Onto Farmland



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To Be Sold

Jack Charles are delighted to offer for sale this impressive detached family home set with in a gated development, built in 2015 by the highly regarded Millwood Designer Homes. Beautifully proportioned and stylishly presented throughout, the property offers flexible accommodation ideal for modern family living. Established gardens back directly onto open farmland with far reaching countryside views.

A stunning galleried entrance vestibule with full height windows creates a striking first impression, with access to a cloakroom, coats cupboard, three reception rooms and the kitchen dining room. The drawing room is double aspect with an impressive fireplace and doors opening onto the rear garden. Further reception space includes a family or music room and a separate study or home office.

The extended kitchen breakfast room opens through to a dining area with bi folding doors to the rear garden, ideal for entertaining, with a utility room completing the ground floor.

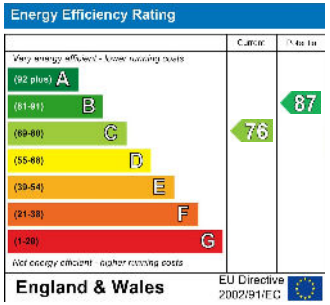
The first floor features a galleried landing, three bedrooms and a family bathroom. The principal suite enjoys countryside views and includes a dressing room and en suite bathroom. Two further bedrooms benefit from fitted wardrobes, one with an en suite shower room.

The second floor provides two additional bedrooms with far reaching views and a modern shower room.

Externally, the property benefits from an attractive landscaped frontage, attached garage and driveway parking. The rear garden is a particular feature, backing onto farmland and mainly laid to lawn, with a young orchard and a play area including a sunken trampoline.

Location

Franklin Kidd Lane is located on the edge of the hamlet of Ditton which 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.



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