



56 Hockers Lane, Detling, Maidstone, Kent, ME14 3JW
Guide Price £800,000

**** GUIDE PRICE £800,000 - £850,000 ** OVER 2,500 SQFT ** 1/3 ACRE PLOT **** This stunning home has been extensively re-developed and refurbished by the current owners to an exceptional standard. The property has had a large double storey extension and the attention to detail is unparalleled, making this property truly stand out.

The spacious accommodation boasts a range of rooms, including a sizable 25' Kitchen/Breakfast Room, an impressive 25' Living Room with a cosy log burner, a separate Dining Room, and two double bedrooms on the ground floor, along with an office, a shower room, separate cloakroom, utility, and an inviting entrance hall with ample storage space.

Upstairs, there are two generous double bedrooms both with en-suites, and the principle bedroom benefits from a double jacuzzi bath and juliet balcony with views of the gorgeous rear garden. The property sits on an impressive plot of over a third of an acre with ample parking to the front as well as vehicle access to the side and rear.

The rear garden features an expansive paved and decked area with an inset 9 seat swim spa, along with plenty of lawn space. Additionally, there is a huge workshop which spans over 1,000sqft with electric roller shutter doors, power and light, which has annexe potential (subject to planning permission). Other benefits include a full re-wire and re-plumb, security camera system, hard wired RING doorbell, and ride on lawn mower. This home is perfect for entertaining guests or accommodating a large or growing family, and must be seen to be appreciated. EPC Rating: C Council Tax Band: E



LOCATION

Detling is within close proximity of the North Downs, Horish Wood, Pilgrims Way and Thurnham Castle; perfect for nature lovers. Bearsted mainline station is conveniently located just one mile away, offering an easy commute into London and Ashford International, whilst the M2 & M20 motorways are conveniently close. Detling Village offers a variety of amenities including a shop, playground, pub, church, village hall and cricket ground.

ACCOMODATION

Ground floor:

Entrance Hall

Office

Bedroom 4

Bedroom 3

Bathroom

Cloakroom/ Utility Room

Dining Room

Sitting Room

Kitchen/ Breakfast Room

First Floor:

Principle Bedroom

En-suite

Walk in Wardrobe

Bedroom 2

En-suite

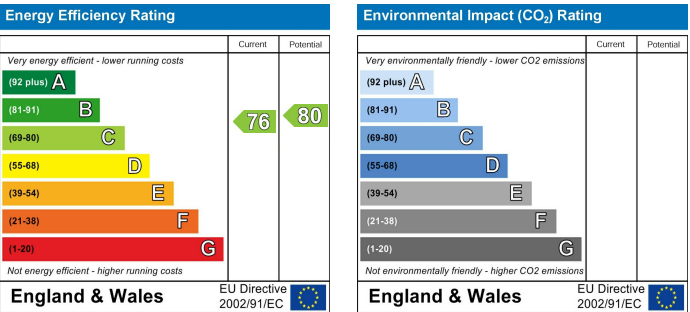
Externally:

Garden

Workshop

Viewings

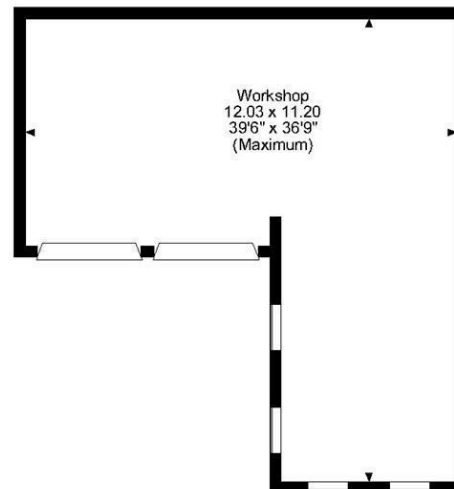
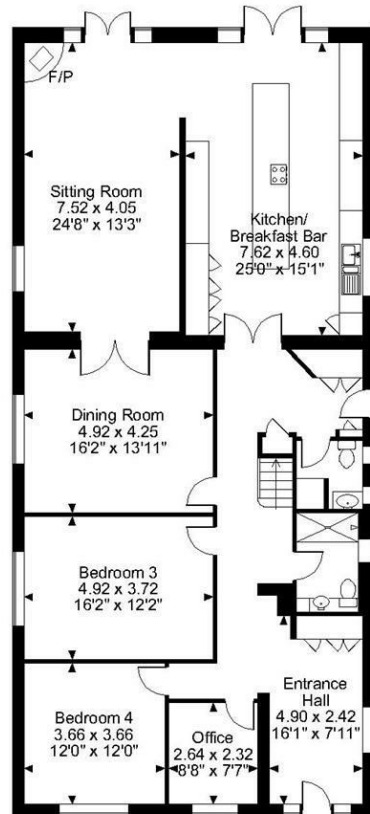
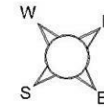
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



Hockers Lane
Approximate Gross Internal Area
Main House = 2538 Sq Ft/236 Sq M
Workshop = 1012 Sq Ft/94 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8549382/TOW

