



New Road, Ditton, ME20 6AD
£375,000



Rarely available, this detached family home on New Road, Ditton offers generous accommodation along with the sought-after benefit of off-street parking. The property is bright and well-proportioned throughout, making it an excellent opportunity for families or those looking to create a long-term home.

The ground floor comprises a spacious lounge featuring a charming log burner, with the added benefit of a cellar beneath the living room, a separate dining room ideal for entertaining, and a good-sized kitchen to the rear with access to the garden and a substantial side area, a rare and valuable feature.

Upstairs are three well-sized bedrooms and a stylish family bathroom, providing comfortable and practical living space for a growing family. The loft is fully boarded, offering excellent additional storage.

Outside, double gates offer wide side access leading to a particularly long rear garden. To the rear is a former derelict abattoir building, offering exciting potential to redevelop into a large office or studio, ideal for home working, subject to the necessary consents.

- Rarely Available Detached House
- Sought After Ditton Location
- Off Street Parking for Multiple Cars
- 3 Good Sized Bedrooms
- 2 Reception Rooms
- Large Garden And Double Gates To Side
- Sizeable Outbuilding
- EPC Rating E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR DITTON

Ditton is a sought after area thanks to its convenient access to so many things.

For recreation you have the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries at Ditton, Larkfield and Aylesford. West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 4.6 miles away.



For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.



ADDITIONAL INFORMATION

Freehold
Council Tax Band C
EPC Rating E
Gas Central Heating
Loft - Fully Boarded



Ground Floor



First Floor



Total area: approx. 84.5 sq. metres (909.4 sq. feet)

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