

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Simon Miller & Company. REF: 1206343



Approximate Area = 1210 sq ft / 112.4 sq m  
Garage = 262 sq ft / 24.3 sq m  
Total = 1472 sq ft / 136.7 sq m  
For identification only - Not to scale

**Brampton Field, Ditton, Aylesford, ME20**

**22 Brampton Field, Aylesford, ME20 6ED**

**£535,000**  
**EPC RATING: C**





Welcome to this exceptional three-bedroom detached home in the highly desirable Brampton Field, Ditton. This is the only detached property within this development, offering an exclusive and unique appeal. With its striking curb appeal, single garage, and driveway, this home truly stands out from the moment you arrive.

Step inside through a welcoming entrance hallway, and you'll immediately sense the warmth and charm this property exudes. The ground floor features a cosy yet modern living room, complete with a stylish media wall that's perfect for relaxing evenings. The heart of this home is the open-plan kitchen and dining area, where modern high-gloss white cabinetry and integrated appliances create a sleek, contemporary space for cooking, dining, and entertaining. A dedicated home office offers the ideal setup for remote work, while a convenient downstairs cloakroom completes the ground floor.

Upstairs, the master bedroom is a spacious retreat featuring its own en-suite shower room, adding privacy and luxury to your daily routine. There are also two additional double bedrooms, each thoughtfully designed to provide ample space and comfort, along with a modern family bathroom.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band E**  
**EPC Report C**



- Three Double Bedroom Detached Family Home • Master Bedroom With En Suite • Open Plan Kitchen / Diner • Home Office • Cosy Lounge With Media Wall • Downstairs Cloakroom • Single Garage And Driveway • Ready To View Now!

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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