

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS: Residential).
Produced for Simon Miller & Company. REF: 1345753. © nchecom 2025.



Approximate Area = 735 sq ft / 68.2 sq m
Outbuildings = 116 sq ft / 10.7 sq m
Total = 851 sq ft / 78.9 sq m
For identification only - Not to scale

Bradbourne Lane, Ditton, Aylesford, ME20

86 Bradbourne Lane, Ditton, Kent, ME20 6PD

ASKING PRICE: £450,000
EPC RATING: D





Simon Miller and Company are delighted to offer for sale this truly unique two-bedroom detached home on one of Ditton's most prestigious roads. Fully renovated throughout, the property is presented to an immaculate standard and is ready to move into immediately. No stone has been left unturned, with all improvements carefully executed to retain the home's traditional cottage features. Externally, an electric gate adds both privacy and security, while a large driveway offers ample space for multiple vehicles. In addition, there is a shed and a wood store providing useful storage. The property occupies a generous plot, with a beautifully maintained front garden mainly laid to lawn and complemented by mature shrub borders, creating a charming and welcoming approach. The home's distinctive design and thoughtful renovations make it a standout property in the area. Inside, a cosy lounge with a working log burner greets you, providing a warm and inviting space. The spacious open-plan kitchen/diner benefits from ample wall and base units, perfectly combining style and practicality for modern living. A large family bathroom and a study area complete the ground floor accommodation, offering flexibility for a home office or hobby space. Upstairs, two well-proportioned double bedrooms are tastefully decorated and include built-in storage, providing comfort and practicality. Every detail of this home has been carefully considered, creating a property that is both stylish and functional while retaining its unique character.

Location – Ditton:

Ditton is a highly sought-after area, combining village charm with excellent connectivity. Residents enjoy access to local shops, schools, and leisure facilities, while the M20 motorway at junctions four and five provides fast links to London, Maidstone, and beyond. The surrounding countryside offers scenic walks and outdoor spaces, creating a peaceful setting while still being within reach of everyday amenities. Ditton's blend of convenience, charm, and community makes it a highly desirable location for families and professionals alike.

Properties of this calibre and uniqueness rarely come to the market, so early viewing is highly recommended to avoid disappointment.

Freehold

EPC: D

Council Tax: D

Full Fibre Broadband Available Now



- **TRULY UNIQUE TWO-BEDROOM DETACHED HOME ON ONE OF DITTON'S MOST PRESTIGIOUS ROADS**
- **COSY LOUNGE WITH WORKING LOG BURNER**
- **FEATURES INCLUDE A COSY LOUNGE WITH LOG BURNER**

- **VERSATILE STUDY AREA**
- **ELECTRIC GATE WITH LARGE DRIVEWAY**
- **TWO DOUBLE BEDROOMS**
- **READY TO VIEW NOW**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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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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