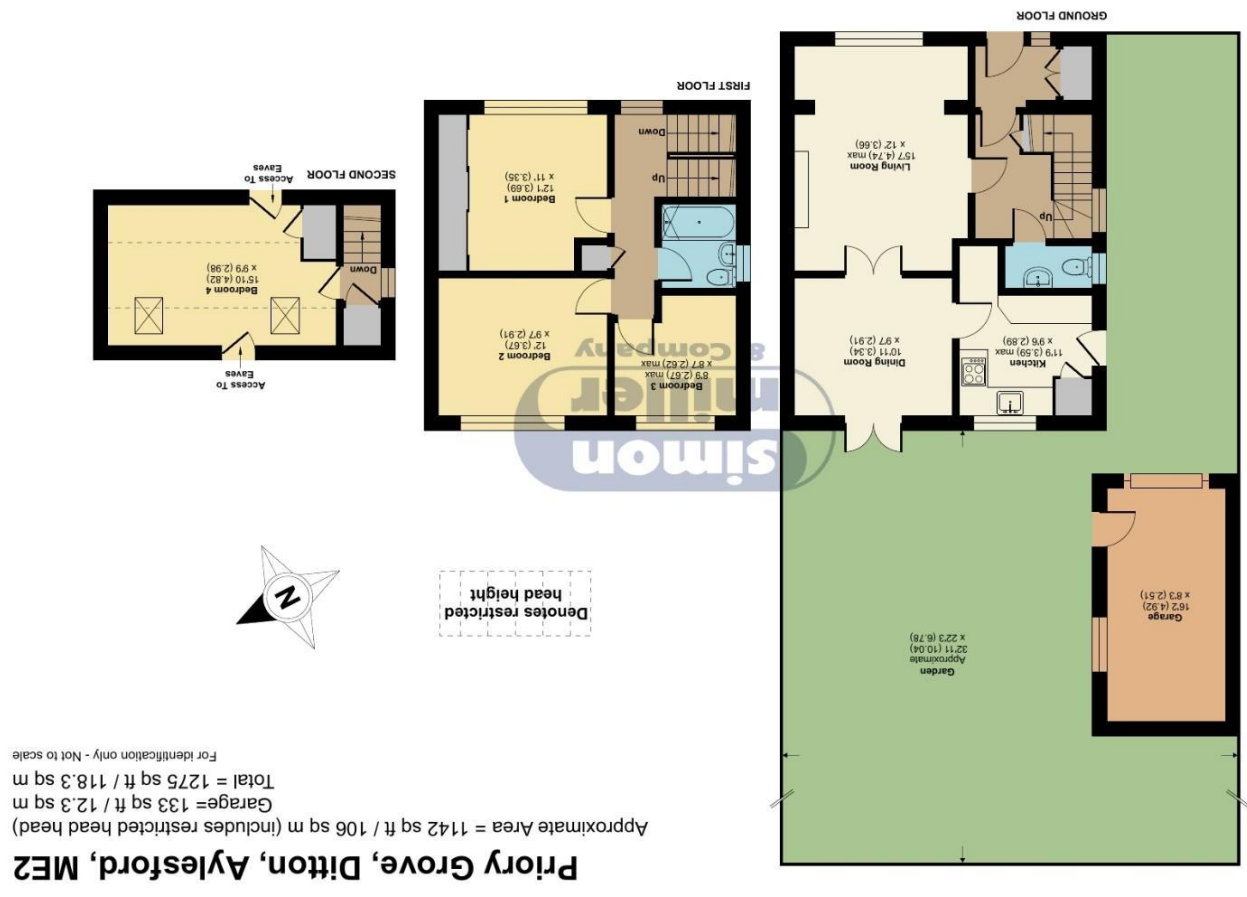


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17 Priory Grove, Ditton, Aylesford, Kent, ME20 6BA

OFFERS IN EXCESS OF: £450,000
EPC RATING: D





Located in the ever-popular village of Ditton, this well-proportioned family home on Priory Grove offers generous and highly flexible accommodation, perfectly suited to modern family living. To the front, the property benefits from a large driveway, providing ample off-road parking for multiple vehicles, alongside access to a detached garage—ideal for additional storage, a workshop, or future potential. Inside, the ground floor is thoughtfully arranged with a welcoming entrance hall leading to a bright and spacious living room, perfect for relaxing evenings. To the rear, a separate dining room opens out towards the garden, creating an excellent space for entertaining, while the adjacent kitchen offers a practical layout with convenient access. A useful ground floor cloakroom completes this level. Upstairs, the home continues to impress with four bedrooms arranged over two floors, adding to the property's already flexible family accommodation. The first floor provides three well-proportioned bedrooms alongside a family bathroom, while the second floor is home to Bedroom Four, offering an ideal space for a growing family, guest suite, home office, or teenage retreat. Externally, the property truly shines with its generous west-facing garden, enjoying plenty of afternoon and evening sun—perfect for outdoor dining, children's play, or simply unwinding at the end of the day. Priory Grove is set within a highly regarded residential area of Ditton, a village that is increasingly popular with families due to its welcoming community feel, excellent local amenities, and access to a range of well-regarded schools. The area also benefits from superb connectivity, with convenient routes into Maidstone, nearby train stations offering links into London, and easy access to major road networks—making it ideal for commuters. With nearby parks, countryside walks, and everyday conveniences all within easy reach, Ditton offers the perfect balance of village charm and modern convenience. This is a fantastic opportunity to secure a spacious and adaptable home in a sought-after village setting—early viewing is highly recommended.

Freehold
Council Tax Band D
EPC Rating: D
Fibre to the Cabinet Broadband



- SOUGHT-AFTER DITTON VILLAGE LOCATION
- TWO RECEPTION ROOMS
- LARGE DRIVEWAY + DETACHED GARAGE
- DOWNSTAIRS CLOAKROOM

- SUNNY WEST-FACING GARDEN
- EXCELLENT TRANSPORT LINKS & LOCAL SCHOOLS NEARBY
- LOFT CONVERSION
- 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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