

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Simon Miller & Company. REF: 1526775



Orchard Grove, Ditton, Aylesford, ME20

Approximate Area = 1410 sq ft / 130.9 sq m
Garage = 98 sq ft / 9.1 sq m
Total = 1508 sq ft / 140 sq m

For identification only - Not to scale

35 Orchard Grove, Ditton, Kent, ME20 6BY

GUIDE PRICE: £500,000-£525,000

EPC RATING: D





Situated within one of the most sought-after residential locations in Ditton, this impressive and substantially extended four-bedroom semi-detached family home offers generous and versatile accommodation, a fantastic 130ft rear garden and excellent potential to further personalise and improve. Offered chain free, this is a property that will appeal to families looking for space, a peaceful setting and a superb location.

The property is approached via a large driveway providing ample off-road parking, with an integral garage offering useful additional storage or parking.

On entering, you are greeted by a large entrance hallway, providing a welcoming first impression and access to the principal ground-floor accommodation. The cosy living room is a bright and airy space, featuring a characterful gas fire creating a warm focal point to the room.

To the rear of the property is a separate dining room, which provides an excellent space for family meals and entertaining and leads directly through into the conservatory. The conservatory enjoys views and access into the impressive rear garden, making this a particularly useful additional reception space.

The kitchen offers a good range of storage and workspace, with a separate utility room providing further practical space for appliances and household needs. There is also a convenient downstairs cloakroom. Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an additional area of space to the front of the room, creating a useful dressing area or potential home office space. The remaining bedrooms provide flexibility for children, guests or working from home, while the accommodation is complemented by two bathrooms, ideal for modern family living.

Externally, the rear garden is a real highlight, measuring approximately 130ft in length and being predominantly laid to lawn. There is an excellent sense of space, with plenty of room for children to play, entertaining and for keen gardeners, while also offering considerable potential for future landscaping or further enhancement.

Located within a quiet cul-de-sac in highly desirable Ditton, the property is ideally placed for access to the village's excellent amenities, highly regarded schooling, local shops and everyday facilities. Ditton is particularly popular with families, combining a strong village community with excellent transport links, including convenient access to Aylesford, West Malling and Maidstone, while nearby road and rail connections make commuting straightforward.

A fantastic family home in a superb location, offering excellent space both inside and out, with the added benefit of being chain free and plenty of potential to make it your own. Early viewing is highly recommended.

Freehold
EPC: D
Council Tax: D
Full Fibre Broadband



- EXTENDED FOUR BEDROOM SEMI-DETACHED HOME
- SOUGHT-AFTER DITTON LOCATION
- QUIET CUL-DE-SAC

- 130FT REAR GARDEN
- GARAGE & LARGE DRIVEWAY
- READY TO VIEW NOW

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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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