

# Bluebell

ESTATES



17, High Street, Aylesford, ME20 7AX  
Guide Price £190,000

## About this property.....

Step into history with this captivating real estate opportunity in Aylesford village. This grade II Listed home, dating back to the 17th century, offers a unique chance to own a piece of the past. Once a bakery and later an office, the property now holds permission for a transformation into a 3-bedroom, 2-bathroom home.

The ground floor will boast a living room, dining room, kitchen, cloakroom, and rear lobby. Upstairs, three bedrooms and two bathrooms promise comfortable living spaces. A fenced courtyard garden and a small front garden add outdoor charm.

While renovation is needed, this property holds the potential for a charming character home or even a revived commercial space, pending consents. Don't miss the opportunity to secure this village centre gem.

## Situation.....

Aylesford village is a true gem that we can't help but adore! It exudes an incredible community spirit and boasts an array of historic properties. If you fancy a stroll to the local pub then our top pick is The Little Gem, a traditional alehouse dating back to the 1100s. Alternatively you can grab a pint and some pub grub at The Bush. You'll have endless options for scenic strolls, with riverside walks, countryside hikes, and The Friars, an ancient religious house with a cafe, farmers market, and tranquil gardens right on the village's edge.

Aylesford boasts a good rated primary school in the centre of the village and an outstanding rated primary just outside the village along with a secondary school in the wider Aylesford area. Shopaholics will relish the proximity of an M&S food store, Sainsbury's, and an Aldi just up the road. Commuters are well-catered too, with London-bound services (changing at Strood) from Aylesford station, while Ebbsfleet International is just 23 minutes away by car, with trains to London St. Pancras in a mere 19 minutes. Plus, both the M2 and M20 motorways are a stone's throw away. And if all that isn't enough, Maidstone's County Town is just 4 miles away, offering a plethora of retail, educational, and recreational facilities.















## Useful Information.....

The property benefits from a change of use to C3 dwelling house under a lawful development certificate in 2021 ref: 21/00151/LDE - any enquiries relating to change of use back to a shop, office or other should be directed to Tonbridge and Malling Borough Council's planning department. It is felt there will be a good deal of support for a commercial use such as a coffee shop, deli and the like.

Council Tax Band C

Current rateable value £7000

Estimated value as a refurbished 3 bedroom, 2 bathroom home is £350,000

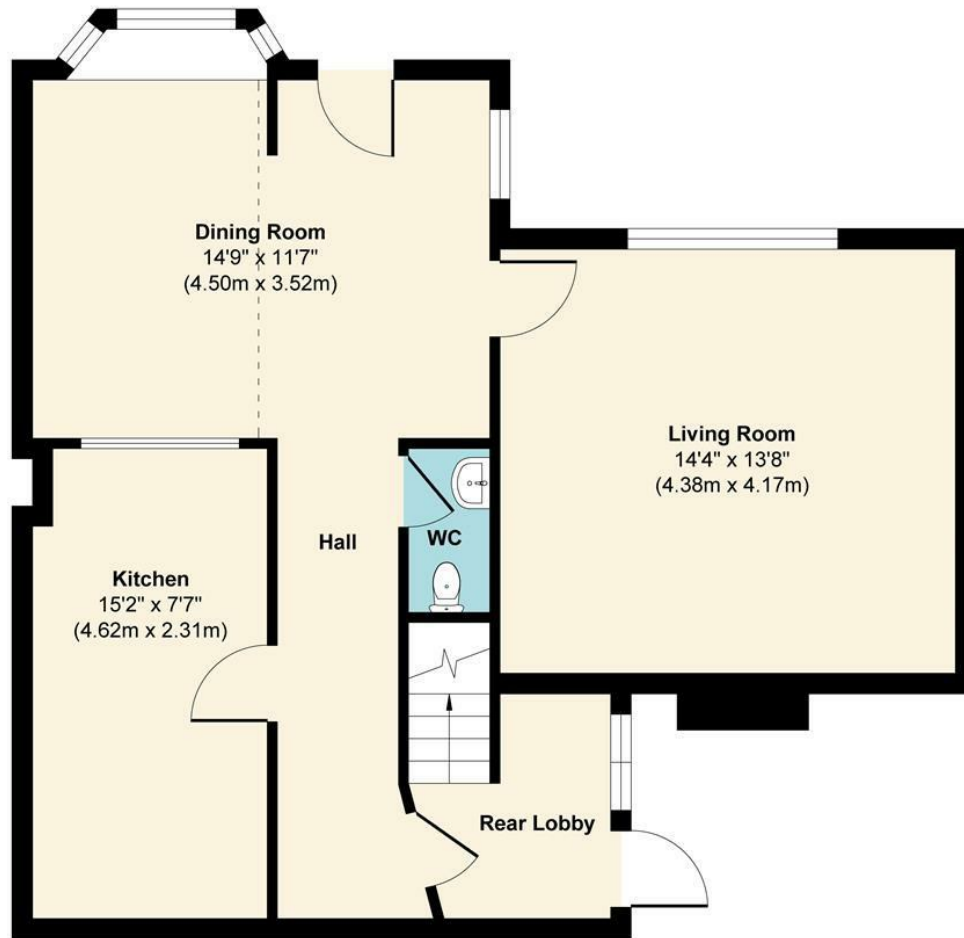






17, High Street, Aylesford, ME20 7AX

### 17 High Street, Aylesford



**Ground Floor**  
Approximate Floor Area  
643 sq. ft  
(59.74 sq. m)



**First Floor**  
Approximate Floor Area  
613 sq. ft  
(57.04 sq. m)

**Approx. Gross Internal Floor Area 1256 sq. ft / 116.78 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Agents Notes**

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.

