

**Bluebell**  
ESTATES



BROOKLYN  
COTTAGE.  
1979.

ICE HOUSE

Aylesford  
Village  
Club  
DARTS - CARDS  
AND POOL  
NO PARKING  
SPORTS  
NEWSPAPERS

Brooklyn Cottage, 59, Rochester Road, Aylesford, ME20 7BS  
GUIDE PRICE £325,000 - £350,000

## About this property.....

GUIDE PRICE £325,000 - £350,000

Brooklyn Cottage is located in the heart of Aylesford village and we would strongly urge you to book a viewing to appreciate the amount of space this house offers.

Built in 1879, this well proportioned family home has a large 15' bay fronted living room along with a good sized separate dining room. Towards the back of the house you will find a good sized kitchen-breakfast room and a spacious bathroom and whilst the property does need updating, we feel this would make a fantastic home. The bay fronted principal bedroom is also exceptionally large so for those of you with a super king-sized bed, you will have no concerns fitting this in.

Offered with the benefit of being chain free and having a newly installed boiler, the property is just a 270m walk to St Peters Primary School along with nearby riverside walks for those of you who like the outdoors or have four legged friends.

For more information or to arrange a viewing, please get in touch.

## 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.









## What the owner says.....

The house is extremely spacious and roomy. It has enormous potential and would make a lovely home with character.

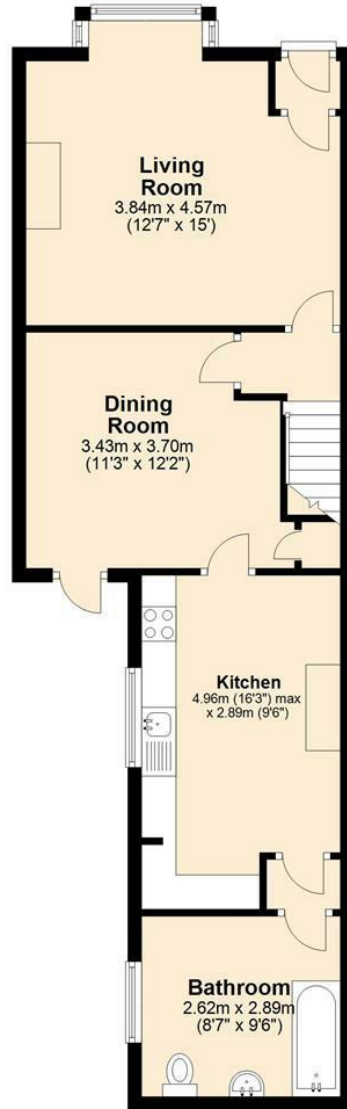
Aylesford is a very picturesque village with great restaurants, village shop and more. The Friars nearby is a lovely place to wander around in the peaceful surroundings and even enjoy a coffee, or lunch in its café. Aylesford also has hidden parts to explore with interesting features and there are many walks to discover. The walk along the river is the most relaxing.

The village residents are always happy to share a greeting also.

Bluewater, which is a great shopping centre is only approximately 20 minutes' drive away.

# Brooklyn Cottage, 59, Rochester Road, Aylesford, ME20 7BS

**Ground Floor**



**First Floor**



Total area: approx. 102.1 sq. metres (1098.5 sq. feet)

**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.



