

# Bluebell

ESTATES



Little Kits Coty House, 340, Pratling Street, Aylesford, ME20 7DE  
Guide Price £850,000 - £875,000



## About this property.....

GUIDE PRICE OF £850,000 - £875,000 Nestled down a tranquil country lane, this 4 bedroom, 2 bathroom show-home condition property enjoys a peaceful setting surrounded by farmland, vineyards, and picturesque views in every direction, including the breathtaking North Downs. The location offers a perfect escape from the hustle and bustle of city life and is less than 45 minutes from central London via fast trains from Ebbsfleet station.

Approaching the property, an extensive driveway welcomes you, featuring a charming 5-bar gate that adds to the overall appeal. Step into the spacious entrance porch and you are welcomed into a light and airy entrance hall. One of our favourite rooms is the large yet cosy living room, featuring an inviting inglenook fireplace that adds warmth and character. The heart of the home, though, lies in the stunning open-plan kitchen-breakfast room, seamlessly flowing into the dining family room. This space is not just a culinary haven but a hub for family gatherings and entertaining.

The practical aspects of daily living are well addressed with a utility room and a downstairs cloakroom offering convenience and functionality. The main bedroom is a great size and has an equally well proportioned en-suite, in addition there are 3 further bedrooms and a modern family bathroom, catering for all the families needs. Externally, the detached double garage with a room above provides ample storage and potential for various uses. The well-tended gardens to the side and rear of the property ensure privacy and tranquility, creating a peaceful oasis, particularly with the summer house which has power, light and a ceiling heater. With no direct overlook, you can enjoy your outdoor spaces in complete seclusion.

This property represents a rare blend of historic charm, having once been a thatched cottage, and contemporary luxury, having been extensively refurbished offering a unique opportunity to enjoy a modern lifestyle in an idyllic countryside setting.

## Situation.....

The property is situated in a secluded country lane with far-reaching rural views and access to some incredible walks on the North Downs Way. Cobtree 18-hole golf course is just 0.6 miles away and Aylesford village is 1.3 miles away.

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.....

I'd always dreamed of owning a house in the country, and when I first viewed this property, it was in need of total renovation. I instantly fell in love with the wonderful location as the house backed onto a beautiful apple orchard. I decided there and then to take on the project of making this my dream home. Twenty-five years later, I have thoroughly enjoyed redesigning and expanding the original layout, creating a modern family home whilst keeping some of its original character and charm. I designed the garden area to make the most of the sun, and with the addition of the summer house, it's been a great outdoor space to relax in privacy and to entertain. This has been a fabulous home, but it's now time to move on to a new chapter in life. I will miss waking up to the amazing view from the bedroom window in the morning, no matter what the season, and hope it will bring the same joy to the new owners for years to come!



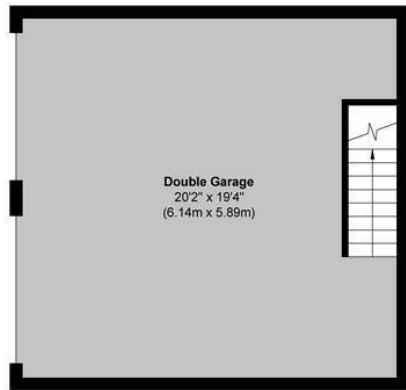




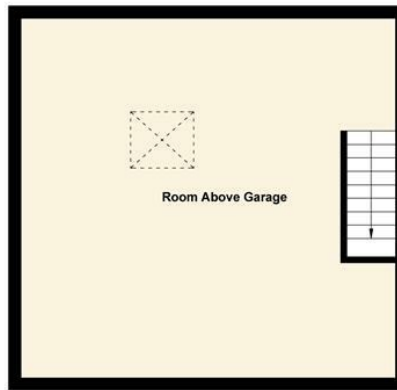




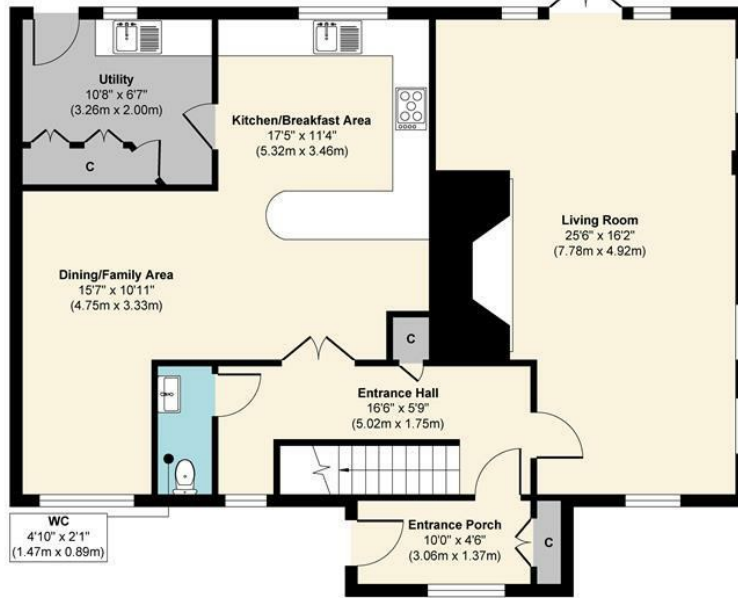
# 340, Pratling Street, Aylesford, ME20 7DE



Garage Ground Floor



Garage First Floor



Ground Floor  
Approximate Floor Area  
1031 sq. ft  
(95.85 sq. m)



First Floor  
Approximate Floor Area  
867 sq. ft  
(80.60 sq. m)

**Approx. Gross Internal Floor Area 1898 sq. ft / 176.45 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.









