



83, High Street, Aylesford, ME20 7AY  
£575,000

## About this property.....

Offered chain free, this Grade II listed property is located in the heart of the historic riverside village of Aylesford and oozes character and charm. It is believed to date back to the late Georgian period with a new frontage having been added more recently in the 20th Century. This enchanting home was a shop in its former life and boasts 250 sqm of light-flooded accommodation that is presented in excellent order. The layout is extremely versatile with a variety of rooms on each floor that could suit different uses, for example the ground floor en-suite bedroom (one of four or five) could equally be a great home office, or even a gym using the courtyard for yoga, and the largest top floor bedroom would make an excellent games room or cinema room if you didn't need it as a bedroom. There is a large welcoming reception area on the ground floor in addition to a more formal sitting area on the first floor, both of which are a great size and have a wealth of character features such as beams, fireplaces and sash windows. There are two separate garden areas, a small walled courtyard off the ground floor bedroom/home office and a larger courtyard accessed from the kitchen. The village has two free car parks which are a short 3 minute (200m) walk away along the picturesque riverside path and offer the ideal opportunity to stop for a chat with a fellow villager on the way home.

## 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.....

For over 15 years, Aylesford has been our home. I loved 83 from the moment I stepped foot inside. It is a family home where we have welcomed neighbours, friends (and in-laws!) for lazy lunches and celebrations together, BBQs and drinks in the walled garden and cocktails around the open fire in winter. In quieter moments, we have enjoyed movie nights on the top floor. The house has been ideally located for commuting to London when not working from home, days at our beach-hut in Tankerton, and the many countryside walks with fabulous views on the doorstep. Keeping fit is important to us and we have enjoyed running in the surrounding Chapel Down vineyards and along the river, not to mention personal training sessions on the rec. As keen gardeners and cooks, having an allotment in the village has allowed us additional space to grow our own produce, often enjoyed with Sarah's lamb - a local producer just a walk away. The community of fellow allotmenters are always there with handy tips, and a well stocked village shop is perfect for forgotten baking ingredients or a cold bottle of wine.







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### 83 High Street, Aylesford



**Approx. Gross Internal Floor Area 2700 sq. ft / 250.95 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.





