

Bluebell
ESTATES



The Quay, High Street, Aylesford, ME20 7AY
£347,500

About this property.....

A beautifully restored grade II listed Georgian 2/3 bedroom townhouse in the tucked away location of The Quay within Aylesford's Medieval riverside village.

As soon as you walk through the lovely old front door into the cosy sitting room with large open fireplace, you realise this isn't your run of the mill home. The modern kitchen is off the sitting room and boasts a stable door to the rear courtyard garden, perfect to allow a gentle breeze to run through to the sash window at the front.

On the first floor there is a second sitting room with feature fireplace that could also be used as a bedroom and a stunning contemporary bathroom with bath, separate shower and a double basin. There are two further bedrooms on the second floor that are both good size doubles and both also have sash windows. The property doesn't have its own parking, but there are various bays close by suitable for overnight parking and two free car parks at the entrance of the village about 230m away.

We strongly recommend an early viewing on this delightful no chain character home to avoid disappointment.

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 and enticing dining spots. Our top pick is The Hengist, a newly refurbished restaurant, bar, and brasserie with a delightful al-fresco terrace. For a more traditional experience, The Chequers is a pub that serves food and boasts a stunning riverside terrace. Alternatively, you can indulge in light bites at The Village Pantry or 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 to, 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.









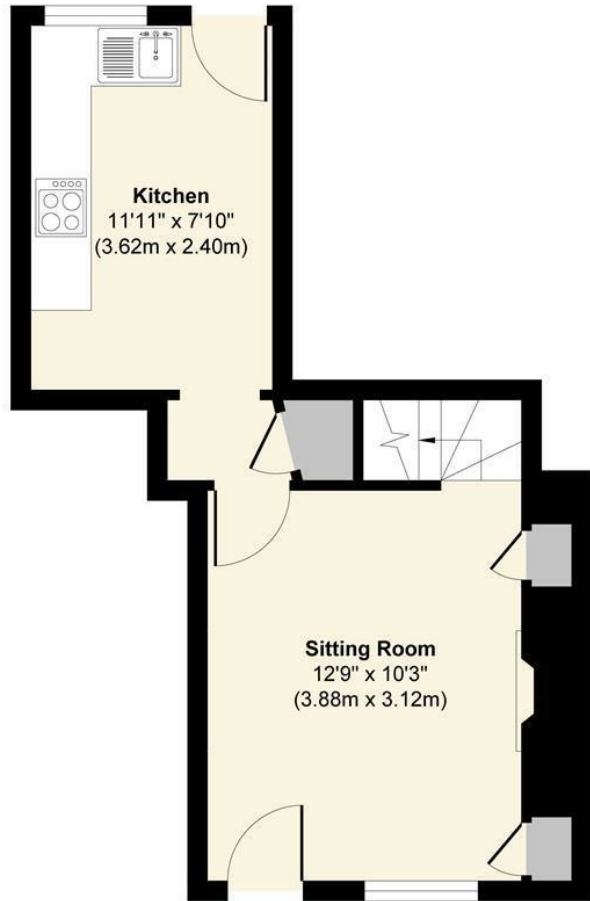
What the owner says.....

Before we bought this house we had been inside many times, having been friends with one of the previous owners. Its warmth and friendly feel always made it a proper home. Tucked away in The Quay, Number 81 has been a sanctuary when needing a quiet weekend with a book, yet only a short walk to the vineyards or the village shop. The rear courtyard is perfect for a summer barbecue with friends and family. Light has always been a feature of this property; glorious both in full summer and with low winter sun. We have often stood at the windows and watched the colours of the historic village slowly change. We have made some changes since we bought it, bringing many of the internal fittings up to a higher specification, whilst restoring much that was original. Hopefully this adds to its charm, but also now capable of meeting the demands of modern family life as well. Truly we have enjoyed this property.

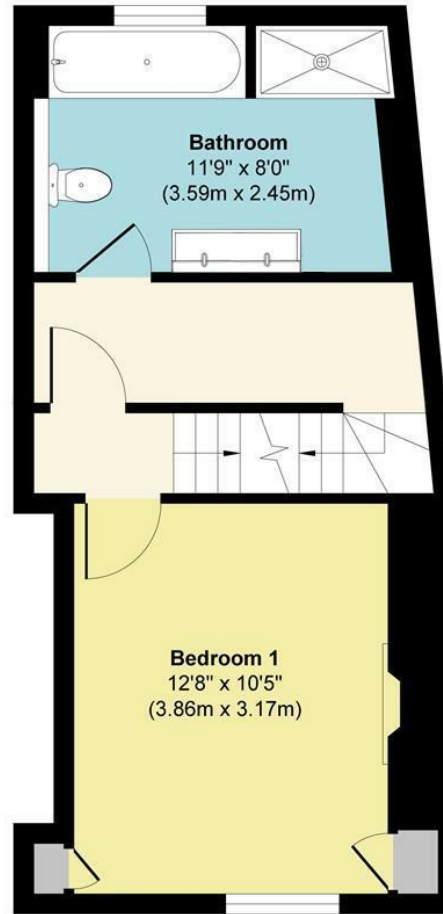


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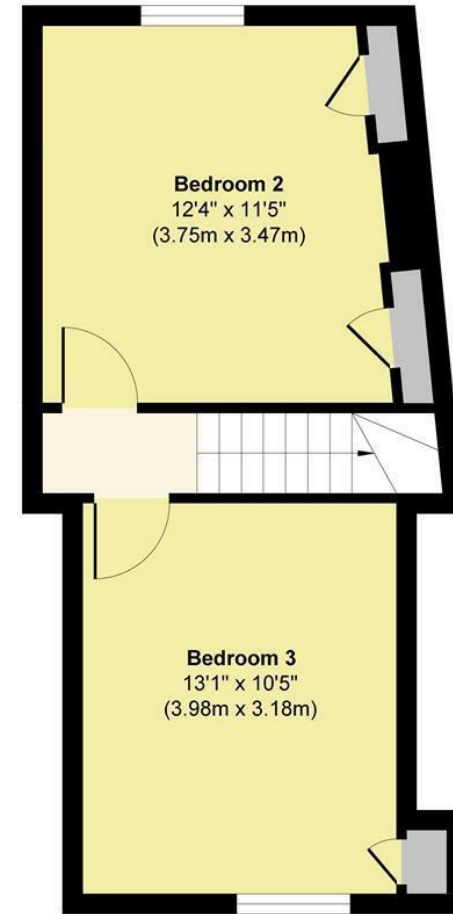
81 High Street, Aylesford



Ground Floor
Approximate Floor Area
279 sq. ft
(25.96 sq. m)



First Floor
Approximate Floor Area
344 sq. ft
(32.03 sq. m)



Second Floor
Approximate Floor Area
324 sq. ft
(30.16 sq. m)

Approx. Gross Internal Floor Area 947 sq. ft / 88.15 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.

