

# Bluebell

ESTATES



210, Pratling Street, Aylesford, ME20 7DG  
£350,000

## About this property.....

Nestled on Pratling Street on the outskirts of Aylesford village, this end terrace Victorian house is a true gem waiting to be discovered. As you step inside, you have a handy entrance porch which leads to the sitting room and at the rear you have a kitchen-dining room, perfect for entertaining.

This delightful property boasts two bedrooms and a spacious separate first floor bathroom. There is the potential to convert the loft (stp), to create a third bedroom meaning this home can grow with you according to your needs.

One of the standout features of this home is the beautifully presented 180ft rear garden, offering a blank canvass for you to create your dream country garden. There is a small, enclosed courtyard outside the kitchen which would be the ideal place to enjoy your morning coffee. The front garden faces west and is the ideal place to unwind after a long day at work as the sun sets in front of you.

For those in need of a dedicated workspace, the garden outbuilding provides the perfect solution. With an attached shower room, it offers the ideal setting to work from home comfortably and efficiently.

Parking is a breeze with space for one vehicle in the driveway, and the potential to create additional parking if required. Plus, the convenience of being just a 20-minute drive to Ebbsfleet station, where high-speed trains can whisk you off to London St Pancras in just 19 minutes, makes commuting a stress-free experience.

Don't miss out on the opportunity to make this Victorian cottage your own slice of paradise in the heart of the English countryside. Book a viewing today and let the magic of this property captivate you.

## 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 a short drive away and Aylesford village is a mile 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 enjoy fine dining and Cocktails at the Hengist.. 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 under 4 miles away, offering a plethora of retail, educational, and recreational facilities.











## What the owner says.....

Pratling Street has been a family home for well over 30 years. Tucked on a country lane it gives you the feeling of being in the middle of nowhere with amazing views but only a stones throw from Maidstone Town centre, Bluewater, and a quick commute to London and of course Dover is 30 minutes away for those wanting to pop over to Calais. Pratling Street feels like a village within a village. The community spirit is like nothing I have ever known, and the neighbours have become family. My 82 year old father has lived in the property for the last 5 years and the neighbours all look out for him and make sure he is never lonely and that he is always ok and not needing anything.

From day to day living you can relax in the front or rear garden both secluded and private. For those more active or if you have dogs you can walk out the gate at the rear of the garden and be in Cobtree Manor park in five minutes. We are surrounded by foot paths for keen ramblers, or for those wanting a more chilled lifestyle, there are many beautiful villages with pubs and restaurants . One of our favourites is the lovely historic town of Rochester a 16 minute drive away.

There has always been street get togethers and this was in full force during lock down, where there were regular socially distancing parties to make sure everyone was doing well. I can not stress enough what an amazing place this is to live and what fantastic neighbours we have. Our circumstances have changed which is why we are regrettably having to move. This home and location is like no other, our family has been lucky enough to call it home for over 30 years and we have created the most amazing memories. You really would be lucky to call Pratling Street home!!!







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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.





