



Vine Cottage, 7, Forstal Road, Aylesford, ME20 7AU  
Offers In Excess Of £300,000

## About this property.....

Looking for a CHARMING HOME in a DESIRABLE LOCATION with potential? Nestled in the heart of Aylesford village, this delightful three-bedroom detached Victorian house is a true gem, brimming with character and possibilities.

As you enter, you're welcomed by an inviting interconnecting sitting room and dining room, featuring a double-sided fireplace—ideal for cosy evenings at home. The country-style kitchen boasts a range cooker and French doors that lead out to the side garden, creating a lovely spot for morning coffee or alfresco dining.

Upstairs, you'll find three comfortable bedrooms and a family bathroom. While the home already exudes charm, there's plenty of opportunity to personalize the space to your taste. Outside, the low-maintenance walled garden offers a private retreat, perfect for those who prefer a garden without the hassle of upkeep.

Although there's no on-site parking, the property is conveniently located near a recreation ground and a village car park, currently free for use. This is a rare opportunity to own a period home in such a sought-after area. Don't miss your chance to see it—contact us today to arrange a viewing!

## 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 with its fine dining and cocktails but we also have a soft spot for The Little Gem, a traditional alehouse dating back to the 1100s. There is also The Bush public house which serves food and The Chequers which is looking for a new owner but boasts a fantastic riverside courtyard garden. 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.









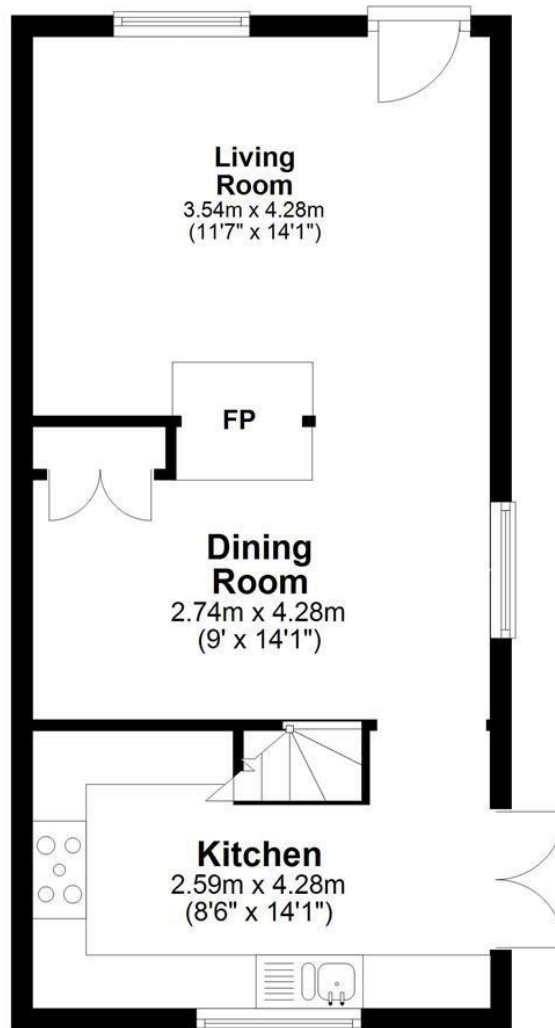
## What the owner says.....

As soon as we walked over the old stone bridge into Aylesford Village we knew it was the place for us. Living in an historic village setting has been wonderful, the Church, primary school, village clubs and hostelrys have been so beneficial to our growing family. Walks by riverside or through fields and vineyards are on your doorstep. Excellent transport links, groceries few minutes away and Aylesford farmers market monthly at The Friars. Such a lovely friendly community that make this place really something special.



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## Ground Floor



## First Floor



Total area: approx. 77.7 sq. metres (835.9 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.



