



40, High Street, Aylesford, ME20 7BA
£340,000

About this property.....

If you're searching for a CHARMING three-bedroom cottage filled with CHARACTER this UNLISTED GEORGIAN HOME might be just what you're looking for. Once part of the historic Anchor Ale House, the property still holds many nods to its storied past. The light and airy accommodation includes two reception rooms, both featuring fireplaces, and a contemporary kitchen with a vaulted ceiling. The ground floor also hosts a bathroom and on the lower ground floor is a versatile cellar room.

Upstairs, you'll find a spacious principal bedroom, along with two additional double bedrooms accessed from the first-floor landing. There's also a first-floor cloakroom, which could potentially be expanded into the principal bedroom's redundant shower enclosure to create a small shower room.

The property offers a separate raised garden area to enjoy the sun until late on a summers evening and an very useful underground outdoor store with power. This distinctive home truly needs to be seen to be fully appreciated. For more information or to arrange a viewing, please contact us.

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

This house has been my haven and safe space for three years! From when I first toured it, it 'fitted me': It has character, idiosyncrasies, creative space and warmth.

My favourite room is the dining room with a wonderful wood burner/oven. In the winter it is the warmest and cosiest space; capable of warming the kitchen and sitting room, if I open the doors!! Having teenagers and young adults here has been a great pleasure as there is plenty of space to escape to or be creative within (I currently have my jewellery work bench in the outside store, my sewing space in the cellar and the most beautiful south facing secluded garden - great for teenager bbqs too!)

The community in the village has been wonderful; our neighbours have been great keeping eyes open for unusual events/people and supporting when there have been challenges for one or other of us.

We have been very fortunate to have had the opportunity to live here and enjoy the beautiful village and of course The Little Gem.

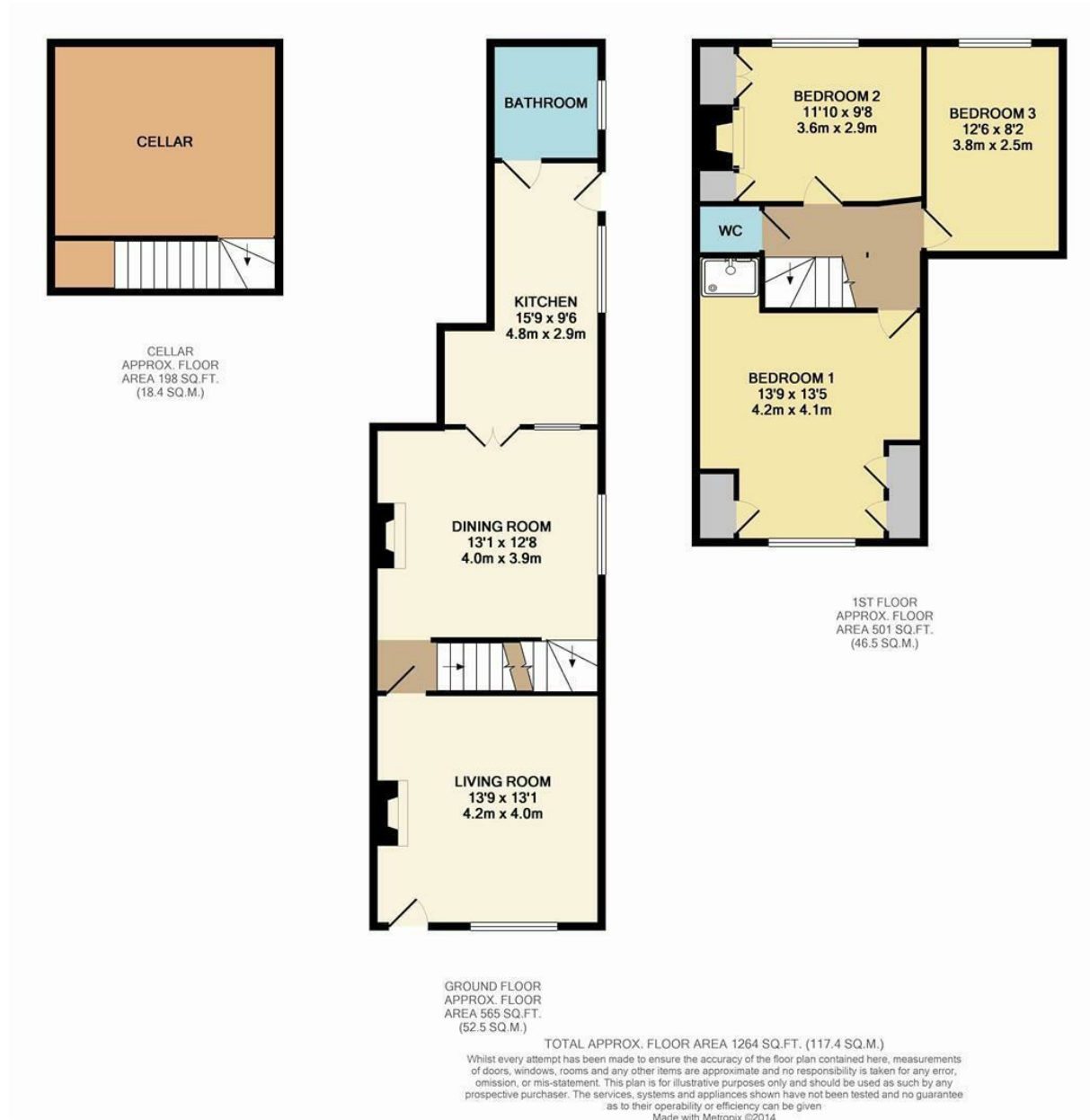
It will be very tough for us to move, but a whole change of life and direction, inspired and started from this beautiful house, is now our next step.

Please love and enjoy this space.





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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.





