

**Bluebell**  
ESTATES



55, High Street, Aylesford, ME20 7AY  
£367,500

## About this property.....

An amazing 3 bedroom Grade II listed property with STUNNING RIVER VIEWS to the rear.

Located right in the heart of the medieval village of Aylesford, this fantastic house is a must view if you crave a waterside location. Imagine enjoying your afternoons in the sunny, south westerly garden whilst relaxing on the jetty style decking next to the river. Or enjoying a meal under the grapevine and Wisteria covered pergola with a glass of something nice.

The current owners have put a lot of love into this house over the past 9 years which is evident as you look around. They have maximised on every inch of storage space in the kitchen and you could even be deceived you are in a luxury hotel when you step into the incredible bathroom.

There are more river views from two of the bedrooms with the large top floor bedroom benefitting from an en-suite shower room.

Outside there are two useful outbuildings, the larger one housing a utility area with additional storage space, with the smaller one again offering more storage.

This house offers a unique blend of history, comfort, and functionality so don't miss the opportunity to make this riverside retreat your new home in the heart of Aylesford.

## 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 or for something a little more adventurous you can always try a cocktail 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 4 miles away, offering a plethora of retail, educational, and recreational facilities.











Stunning Riverside Location  
Grade II Listed Three Bedroom Character Property  
Decked Jetty with Fantastic River Views  
Incredible Bathroom  
South Westerly Facing Garden  
Useful Outbuilding Used as Utility Room  
Further Brick Outbuilding For Storage  
0.7 Miles To Aylesford Station With Trains To St Pancras In Under 1 Hour

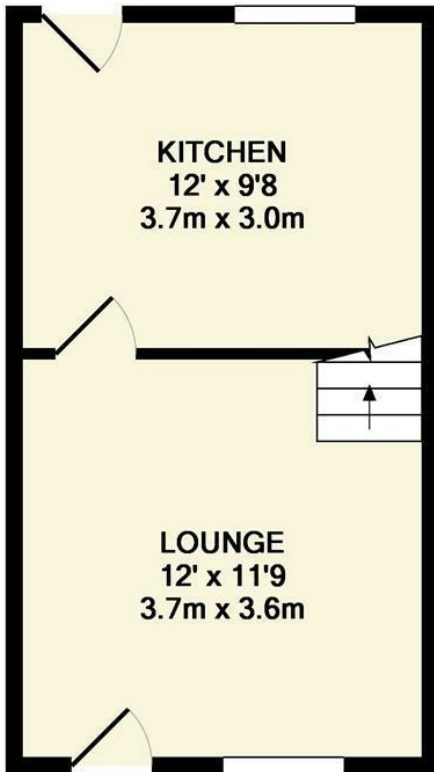
DIRECTIONS: From our Aylesford office, follow the High Street to the left up towards The Chequers pub and the property can be found on the left hand side.  
Free car parking is available nearby in the two village car parks - the postcode ME20 7AU will take you to these car parks, Bailey Bridge East & West. (restrictions may apply)



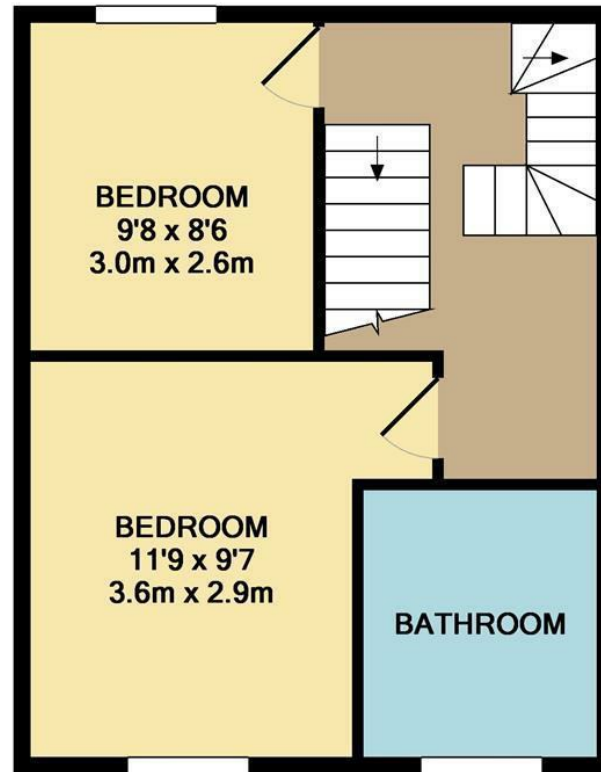




55, High Street, Aylesford, ME20 7AY



GROUND FLOOR  
APPROX. FLOOR  
AREA 256 SQ.FT.  
(23.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 359 SQ.FT.  
(33.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 956 SQ.FT. (88.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2010

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.





