



41, High Street, Aylesford, ME20 7AY
£375,000

About this property.....

If you're seeking a CHARMING CHARACTER HOME in a vibrant and welcoming village with EXCELLENT ACCESS TO LONDON, this beautifully presented Grade II listed gem is a must-see. THOUGHTFULLY REFURBISHED by the current owner, the home blends period charm with modern comfort. The house and the adjacent Medieval stone bridge even FEATURE IN THE 1967 FILM 'HALF A SIXPENCE.'

The ground floor boasts a spacious, light-filled sitting room with a feature LOG BURNING STOVE, a separate dining room, and a stylish yet practical kitchen-breakfast room - perfect for entertaining. Upstairs, the elegant main bedroom enjoys a stunning JACK AND JILL BATHROOM, while the impressive 21ft second bedroom occupies the top floor, offering BREATHTAKING VIEWS OF THE RIVER and the historic bridge.

Outside, a delightful PRIVATE WALLED COURTYARD GARDEN provides a tranquil retreat, complete with a unique VIEWING HATCH OVERLOOKING THE RIVER. Additionally, the seller informs us that there may be POTENTIAL TO INSTALL A FLOATING MOORING, subject to the necessary consents.

A rare opportunity to own a truly special home in an idyllic setting.

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 restaurant and cocktail bar 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.....

I love this house and am only leaving due to work. The village is lovely and this house has been my little sanctuary. I have put in a lot of effort to restore the character while bringing it up to a modern standard. It has underfloor heating and lots of work has been done to make it a comfortable home. The new owner can look forward to a riverside view with the potential for a mooring and jetty. If I were staying there would be a glass ceiling to the kitchen or perhaps a green roof. There's room for a new owner to complete the vision for Troll Cottage where film makers still come for the pretty location of Aylesford village.





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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.



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