



The Oast, 96 High Street, Aylesford, ME20 7AZ
£800,000

About this property.....

A superb, CHAIN FREE Grade II listed Oast house set within a cluster of converted farm buildings in Aylesford village.

This property stands on a GENEROUS PLOT of around ONE THIRD OF AN ACRE (tbv) with part of the original building believed to date back to the 15th Century. Beautifully maintained, the property oozes charm and boasts a feature stone archway in the kitchen, beams throughout and a log burning stove in the living room.

The roundel kitchen looks out onto the EXTENSIVE LAWNED GARDENS where there is huge scope to transform this into a wonderful sanctuary by adding further plants, shrubs and trees. On the first floor, the principle bedroom, again set within the roundel, has a MEZZANINE LEVEL currently laid out as a study yet would be perfect as a dressing area or snug. Two further double bedrooms lead off of the landing along with the newly installed, contemporary bathroom.

The property is approached through ELECTRIC GATES from the High Street where you will find an extensive private drive with ample parking for numerous vehicles. We would urge you to view as soon as possible to see what this lovely home really has to offer so please get in touch before you miss out.

Situation.....

Aylesford village 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.









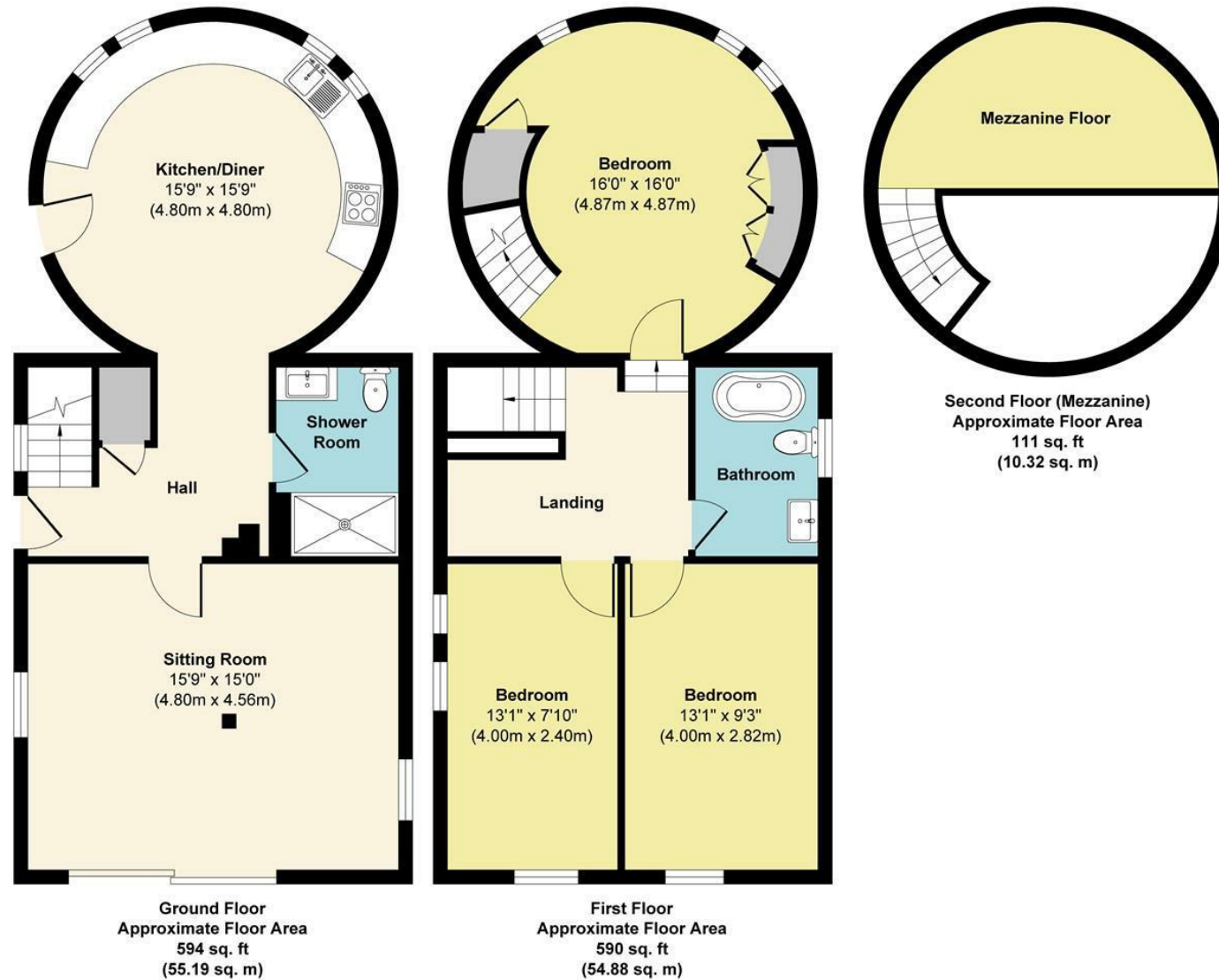


Chain Free Grade II Listed Oast House
Generous Plot IRO 1/3 Acre
Roundel Bedroom With Mezzanine Level
Extensive Lawned Rear Garden
Remotely Operated Electric Gates
Ample Parking
0.8 Miles To Aylesford Station With Trains To St Pancras In Under 1 Hour
Easy Access To M20 Motorway Providing Access To London And The Kent Coastline





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Approx. Gross Internal Floor Area 1295 sq. ft / 120.39 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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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