

Bluebell

ESTATES



25, High Street, Aylesford, ME20 7AX
GUIDE PRICE £425,000 - £450,000

About this property.....

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A Fairytale Home in the Heart of Historic Aylesford

Tucked away on the picturesque High Street, this enchanting Grade II Listed cottage is brimming with character and period charm. Believed to date back to the early 1700s – with hints of an even older history revealed in some of its ancient beams – it's a home steeped in story.

The welcoming sitting room features a working fireplace and leads into a charming library area, perfect for curling up with a good book. A separate dining room with a multi-fuel stove flows through to an extended kitchen/breakfast room, where French doors open onto a quintessential cottage garden. From here, a whimsical drawbridge provides access to the knoll by the river – a rare and magical feature.

Upstairs, a cosy snug with study area sits alongside a generous double bedroom and a beautiful, contemporary bathroom with freestanding bath, remotely controlled shower, and a striking feature window framing views of the river.

The top floor is home to a truly romantic bedroom, complete with vaulted and beamed ceiling, offering captivating views to the rear. There's also a half cellar, ideal for wine storage.

Combining historic charm with modern comfort, this unique riverside retreat is perfect for those seeking a home with soul – and a touch of fairytale magic.

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 Chequers pub which also serves food and 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.



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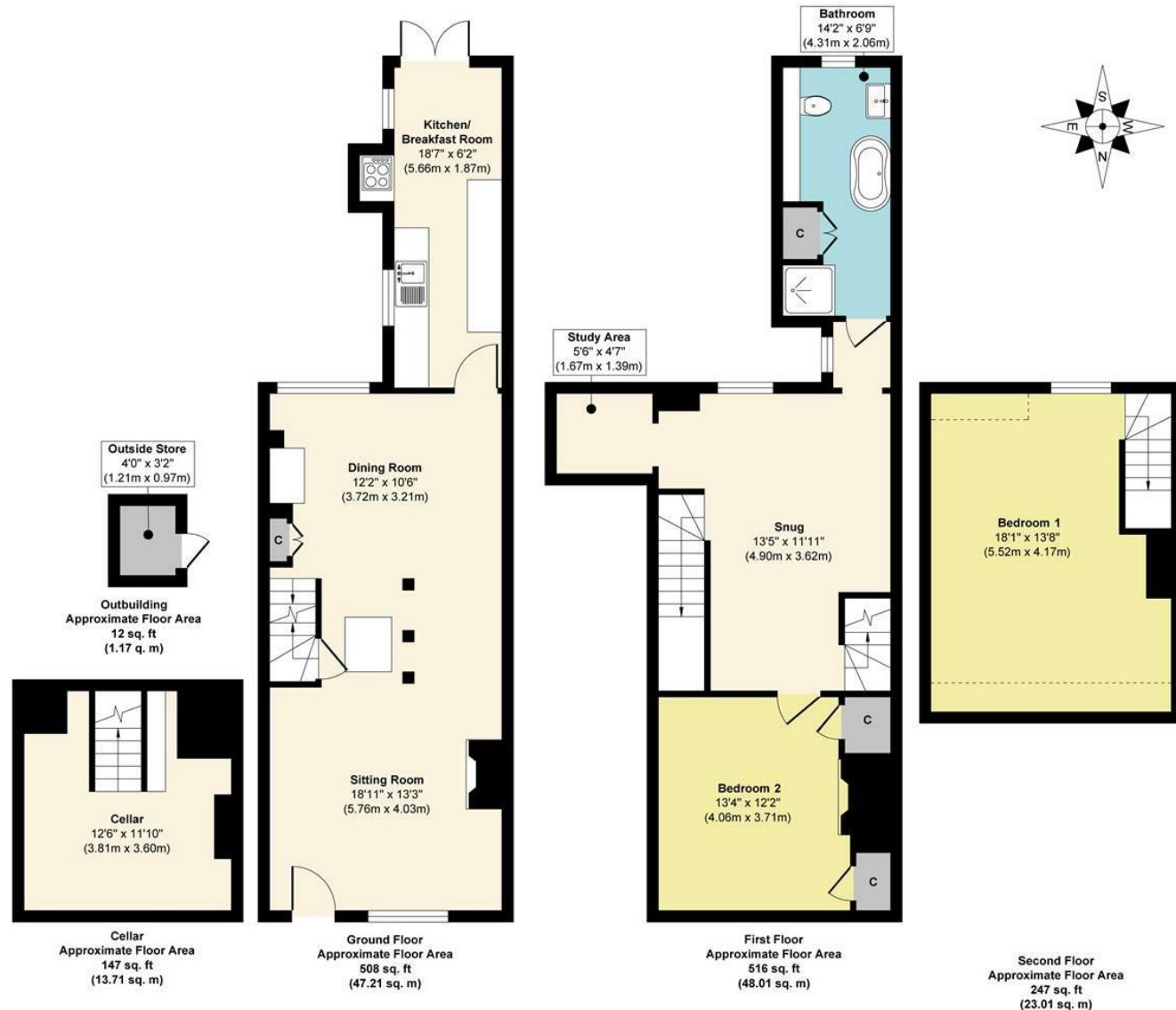
What the owner says.....

We have enjoyed beyond measure the twenty five years living in this beautiful home. Our lovely village steeped in history offers so many facilities meeting the day to day needs of good friends and neighbours of all ages that live here. Our house at the heart of the village with views across the square to the front and the river at the rear has given our family the opportunity to make life long memories which we will always treasure.





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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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