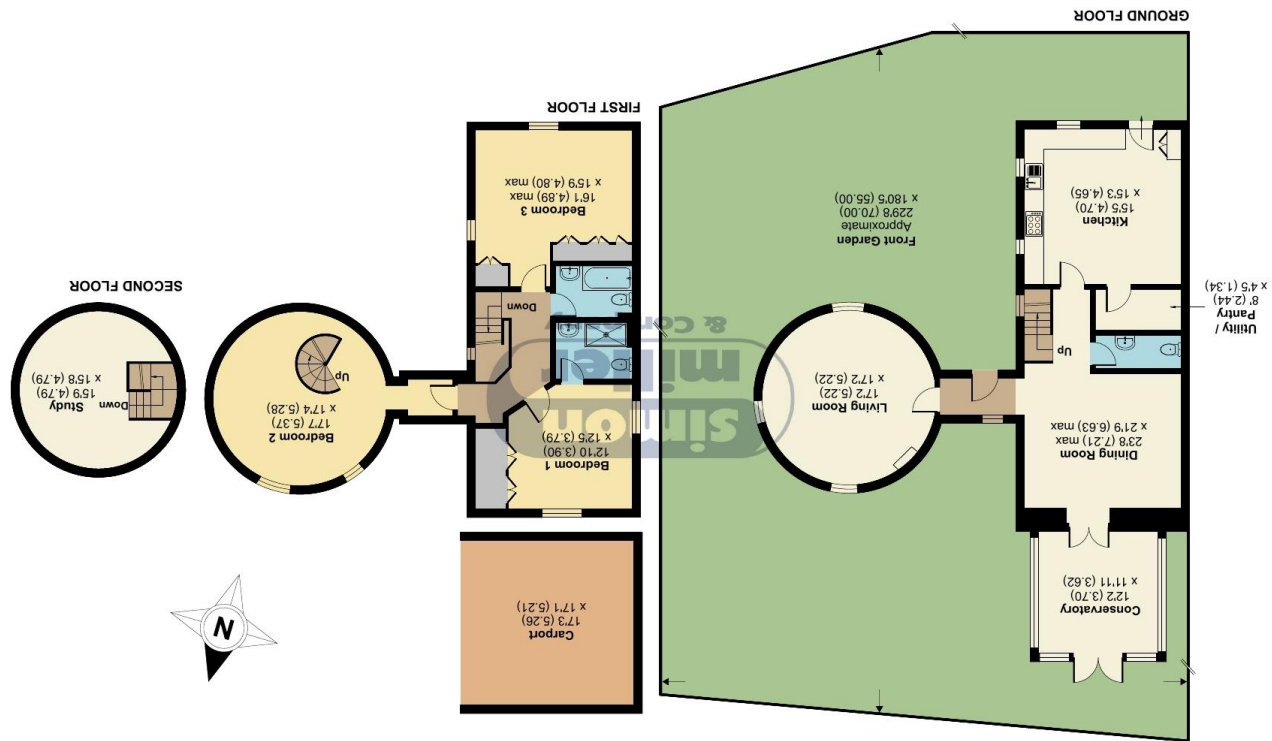


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1248426



Approximate Area = 2074 sq ft / 192.7 sq m (excludes carport)
For identification only - Not to scale

Rochester Road, Aylesford, ME20

ASKING PRICE: £799,999

Anchor Oast, 192 Rochester Road, Aylesford, Kent, ME20 7EA

EPC RATING: N/A





Charming Grade II Listed Oast House with Beautiful Grounds and Countryside Views
Anchor Oast is a characterful three-bedroom Grade II Listed detached Oast House, dating back to the early 1800s. Nestled within 0.5 acres of picturesque grounds, this unique home offers a peaceful rural setting while providing an opportunity for some modernisation to enhance its full potential.

A Private and Tranquil Setting
Accessed via a charming gravel driveway, the property enjoys a sense of privacy and seclusion. A double garage and generous parking space provide practicality for both family living and guests. The mature gardens offer a wonderful mix of landscaped areas, fruit trees, a pond, and a naturally wilded section that attracts local wildlife. A gently running stream borders one side of the property, creating a serene outdoor retreat.

Period Charm with Scope to Personalise
Inside, the home showcases original beams, exposed brickwork, and the traditional Oast roundels, adding to its character. The storage space at the top of the roundel provides additional versatility. While well-maintained, the property would benefit from some modern updates, making it an excellent opportunity for buyers looking to tailor a historic home to their taste.

Convenient Location with Countryside Appeal
Situated on the outskirts of Aylesford, the home offers a blend of rural tranquillity and accessibility. The village is known for its medieval bridge over the River Medway, local shops, an excellent primary school, and a train station with links to London. For further amenities, Maidstone is a short drive away, providing a wider range of shopping, dining, and entertainment options, along with railway services to London Charing Cross, Cannon Street, and Victoria—ideal for commuters.

A Unique Opportunity
With its charming period features, generous grounds, and excellent location, Anchor Oast is a rare find. Offering both history and potential, this home presents an exciting opportunity to create a truly special residence in one of Kent's most desirable settings.

Freehold
EPC: n/a
Council Tax: G
Full Fibre Broadband Not Yet Available



- **GRADE II LISTED OAST HOUSE**
- **FOUR SPACIOUS BEDROOMS**
- **SET WITHIN 0.5 ACRES**

- **WEALTH OF ORIGINAL FEATURES**
- **PRIVATE & SECLUDED LOCATION**
- **BORDERED BY A RUNNING STREAM**

PHAM2096100225

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.
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