



83, High Street, Aylesford, ME20 7AY  
£550,000

## About this property.....

Set in the heart of this picturesque riverside village, this Grade II Listed former shop, believed to date back to the late Georgian period, offers an enchanting blend of period charm and versatile modern living. With a newer frontage added in the 20th century and over 250 sqm of beautifully presented accommodation, this home is bursting with character.

Spread over multiple levels, the layout is as flexible as it is spacious. The ground-floor en-suite bedroom is perfect as a private guest suite, home office, or even a gym, with a charming walled courtyard ideal for outdoor yoga or morning coffee. Upstairs, the generous top-floor bedroom could easily become a cinema room, games room, or creative studio, depending on your lifestyle needs.

The ground-floor reception room is warm and welcoming, while the first-floor sitting room with its original beams, fireplaces, and sash windows brings a real sense of occasion. These characterful spaces are complemented by a stylish kitchen that opens onto a second, larger courtyard garden, perfect for alfresco dining.

Parking? No problem - two village car parks (Residential permit is £120 pa) are just a scenic 3-minute stroll (approx. 200m) along the river path, giving you a perfect chance to catch up with neighbours and enjoy the local charm.

A rare opportunity to acquire a unique and beautifully maintained period home in a sought-after village location. Don't miss the chance to own a truly special piece of Aylesford's history!

## 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.....

For over 15 years, Aylesford has been our home. I loved 83 from the moment I stepped foot inside. It is a family home where we have welcomed neighbours, friends (and in-laws!) for lazy lunches and celebrations together, BBQs and drinks in the walled garden and cocktails around the open fire in winter. In quieter moments, we have enjoyed movie nights on the top floor. The house has been ideally located for commuting to London when not working from home, days at our beach-hut in Tankerton, and the many countryside walks with fabulous views on the doorstep. Keeping fit is important to us and we have enjoyed running in the surrounding Chapel Down vineyards and along the river, not to mention personal training sessions on the rec. As keen gardeners and cooks, having an allotment in the village has allowed us additional space to grow our own produce, often enjoyed with Sarah's lamb - a local producer just a walk away. The community of fellow allotmenters are always there with handy tips, and a well stocked village shop is perfect for forgotten baking ingredients or a cold bottle of wine.





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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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