Bluebell ESTATES

6, Bush Row, Aylesford, ME20 7BP

£285,000

About this property.....

Nestled within a quiet no-through road opposite the popular Bush public house, in the heart of the sought-after village of Aylesford, this beautifully presented two/three-bedroom Victorian cottage effortlessly combines period charm with tasteful modern improvements.

The welcoming sitting room offers a cosy retreat, while the true focal point of the home is the impressive open-plan kitchen and dining area to the rear. Extended to the side and enhanced by a striking roof lantern and French doors, this bright and sociable space is flooded with natural light and enjoys a seamless connection to the garden.

Completing the ground floor is a well-appointed family bathroom featuring both a bath and separate shower enclosure.

Upstairs, there are three bedrooms, with the third accessed via the second, offering excellent versatility as a nursery, dressing room, home office or occasional guest room.

Outside, the south-westerly facing rear garden enjoys plenty of afternoon and evening sunshine and benefits from a useful brick-built former outhouse, ideal for additional storage.

Recently redecorated throughout while retaining its original character and offered to the market with no onward chain, this delightful period home presents an excellent opportunity for first-time buyers, downsizers or those seeking village living.

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 Bush public house which serves food and The Chequers 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've genuinely loved living here. The village has such a lovely feel; quiet and peaceful, but still friendly and sociable and having countryside walks and the river right on the doorstep has been a luxury. At the same time, you can be on the motorway or heading towards London in minutes, which has made life really easy.

The house itself has always felt full of character. The front room is cosy and comfortable, but the kitchen and dining space is where we've spent most of our time. It's such a bright area with the roof lantern and doors out to the garden, especially in the afternoons when the sun comes through. The garden has always been great in the summer, catching the evening light.

It's been a very happy home for us and we'll really miss living here.

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Approx. Gross Internal Floor Area 729 sq. ft / 67.83 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.

The Property Ombudsman

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