



**Mount Pleasant, Aylesford, Kent, ME20 7BE**  
Offers In The Region Of £425,000

## No Forward Chain / Charming Grade II Listed Property

Set in an elevated position in a pleasant lane, this rarely available picturesque Grade II listed end-of-terrace is situated in the heart of the historic village of Aylesford, renowned for its variety of period homes. Boasting original windows, an attractive frontage, and a high roof line, the property offers excellent potential to extend into the loft, subject to the necessary planning permission, which has previously been granted to neighbouring properties.

Rich in character and period features, the home has been thoughtfully enhanced over recent years. A log burner was installed in the living room in 2018, the roof was retiled and felted that same year, and the contemporary bathroom was refurbished in 2025.

The accommodation is spacious and well laid out, comprising: entrance hall, cosy living room with log burner, separate dining room, modern kitchen and bathroom, and a useful utility area to the rear on the ground floor. A basement on the lower ground floor offers additional versatile space. The first floor provides three bedrooms, a landing, and a separate WC.

Outside, the property benefits from double hardwood gates leading to off-road parking, a neatly maintained front garden, and a delightful enclosed rear garden extending to approximately 48'.

The location is ideal for Aylesford School, the rail station, local shops, riverside walks, and a range of traditional pubs and restaurants making this a rare opportunity to acquire a truly special home in one of Kent's historic villages.

- **No Chain / Picturesque Grade 2 Listed End Of Terrace House**
- **Three Bedrooms**
- **Two Reception Rooms**
- **Modern Kitchen**
- **Basement**
- **Bathroom Refurbished in 2025**
- **First Floor WC**
- **Off Street Parking**
- **Located In The Heart of Aylesford Village**
- **EPC Exempt**





## Local Information For Aylesford Village

Aylesford Village is located in Kent, England, near the River Medway. The property is located in the heart of Aylesford village renowned for its historical charm and boasts a rich history, with landmarks such as the Aylesford Priory, and offers a range of amenities including local shops, cafes, and pubs which contribute to a vibrant community atmosphere.. , Aylesford provides easy access to neighboring towns and villages.

For local recreation you have a leisure centre at Larkfield, a wealth of parks, green spaces and countryside close by. Cobtree Park, Leybourne Lakes and Manor Park are particularly noteworthy.

Nearby West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone town centre is approximately 5 miles away and offers extensive amenities.

In terms of transport links, the property benefits from excellent road access, with convenient connections to major roadways such as the M20 and M2, facilitating easy commuting to nearby towns and beyond. Aylesford is also served by its own railway station, offering regular train services to London, Maidstone, and other destinations.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

Freehold

Council Tax Band E

EPC Exempt

Gas Central Heating

Loft - Insulated & Boarded

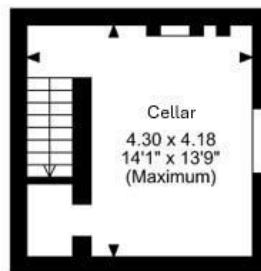
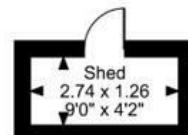
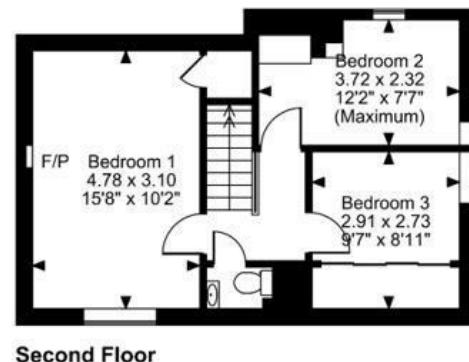
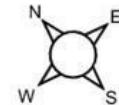
Log Burner Installed in 2018

Ground Floor Bathroom Installed 2024

Roof Felting & Re Tilling Carried out Approx 2018



**Mount Pleasant, Aylesford, Kent**  
 Approximate Gross Internal Area  
 Main House = 1287 Sq Ft/120 Sq M  
 Shed = 37 Sq Ft/3 Sq M  
 Total = 1324 Sq Ft/123 Sq M



Basement

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8649125/SS

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefix EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979