



496, Station Road, Aylesford, ME20 7QR  
GUIDE PRICE £250,000 - £270,000

## About this property.....

GUIDE PRICE £250,000 - £270,000 - OPEN DAY SATURDAY 7TH FEBRUARY BY APPOINTMENT ONLY

Presented to the market for the first time in over 40 years, this chain free, two-bedroom cottage offers a superb opportunity for purchasers seeking a renovation project with significant potential.

Arranged over three floors, the accommodation requires complete modernisation yet provides an excellent foundation for creating a bespoke home in a desirable and tranquil riverside setting.

To the rear, the property benefits from a generously proportioned garden IRO 90ft long, backing directly onto the river, providing an attractive outlook and a rare lifestyle opportunity. Several neighbouring properties have already taken advantage of this idyllic position by adding jetty or decked areas, allowing for relaxed seating right by the water, a feature that this cottage could also embrace.

Commuters will enjoy the short 1000m walk to the station with regular services to London St Pancras in around an hour and parking is available in the surrounding roads or one of the two car parks just the other side of the river (local residents can obtain a permit).

This is an outstanding chance to acquire a property in a rare riverside setting and a wonderful opportunity to create a truly special home. Perfect for renovators, creatives, or anyone dreaming of waterside 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 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.



2



1



1



F



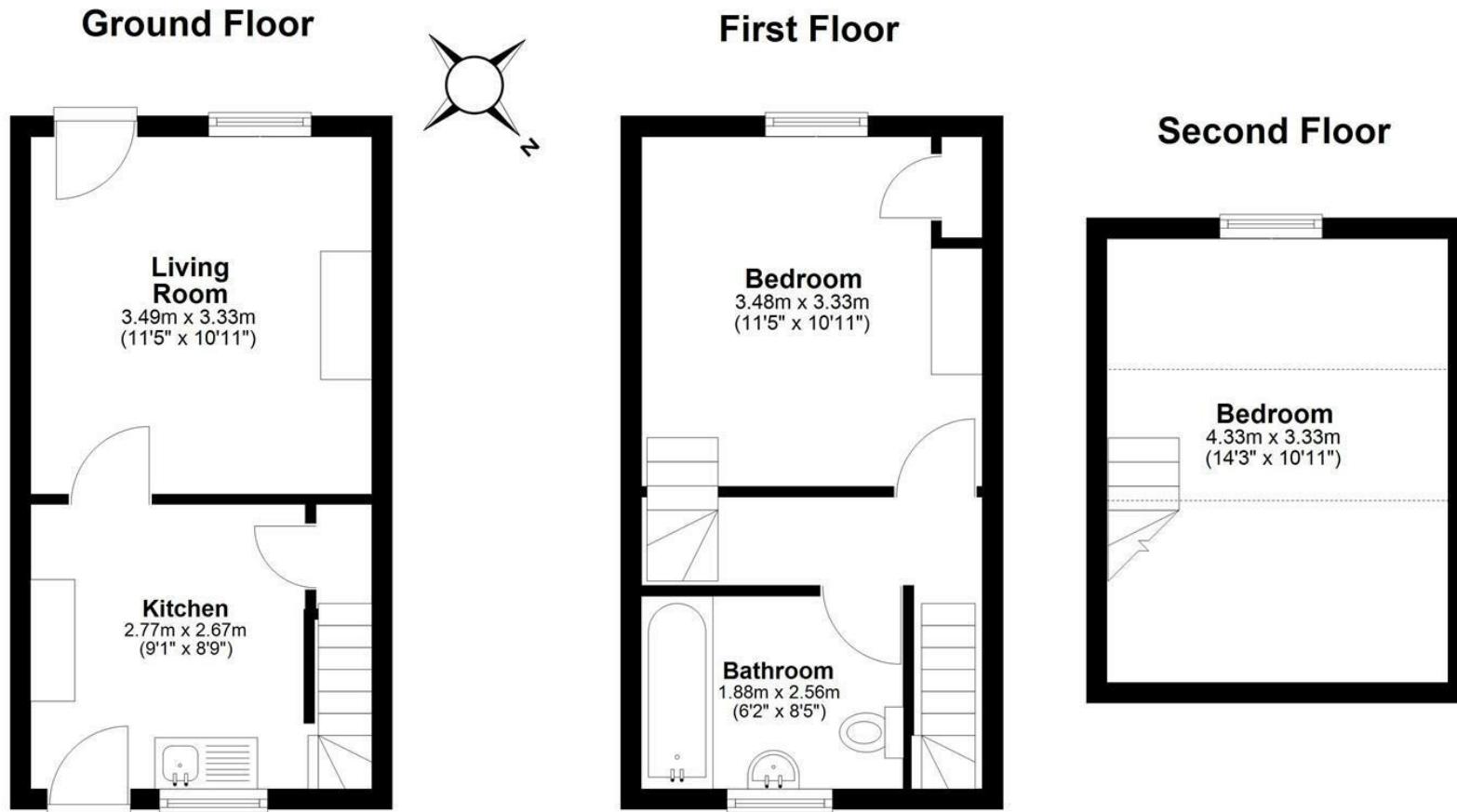












Total area: approx. 57.0 sq. metres (613.5 sq. feet)

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.



bluebell-estates.co.uk



