Bluebell

ESTATES

43, High Street, Aylesford, ME20 7AY

Guide Price £300,000 - £320,000

## About this property.....

GUIDE PRICE £300,000 - £320,000

Occupying an enviable position in the heart of historic Aylesford Village, this charming Grade II Listed home enjoys breathtaking views across the River Medway and the iconic 14th Century medieval bridge.

The accommodation is arranged over three floors and retains a wealth of period character throughout. The ground floor comprises a spacious sitting/dining room with impressive ceiling heights, ornate sash windows to both front and rear. A mid-lobby leads through to the fitted kitchen at the rear.

On the first floor is a generous double bedroom and bathroom benefiting from delightful views across the River Medway. The second floor provides a substantial additional bedroom, offering flexible space for guests, a home office or hobby room, all whilst enjoying far-reaching river views.

Externally, the property features a secluded walled courtyard garden with rear gated access and oversized shutters perfectly framing the stunning river outlook.

Offered to the market with no onward chain, this is a rare opportunity to acquire a characterful riverside home in one of Kent's most picturesque villages.

## 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 which is looking for a new owner but 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 around 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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## Useful Information.....

- Grade II Listed period cottage in the heart of Aylesford Village
- Stunning River Medway and medieval bridge views
- Characterful accommodation arranged over three floors
- Spacious sitting/dining room with high ceilings and sash windows
- Principal first floor bedroom and bathroom with delightful river outlook
- Large second floor bedroom, ideal as guest bedroom and work from home space with far reaching river views
- Secluded walled courtyard garden with oversized shutters framing river view
- No onward chain
- Lovely village, with pubs, restaurants, cafe and C of E village school
- 22 mins (15.7 miles) by car to Ebbsfleet with trains to St Pancras in 19 mins

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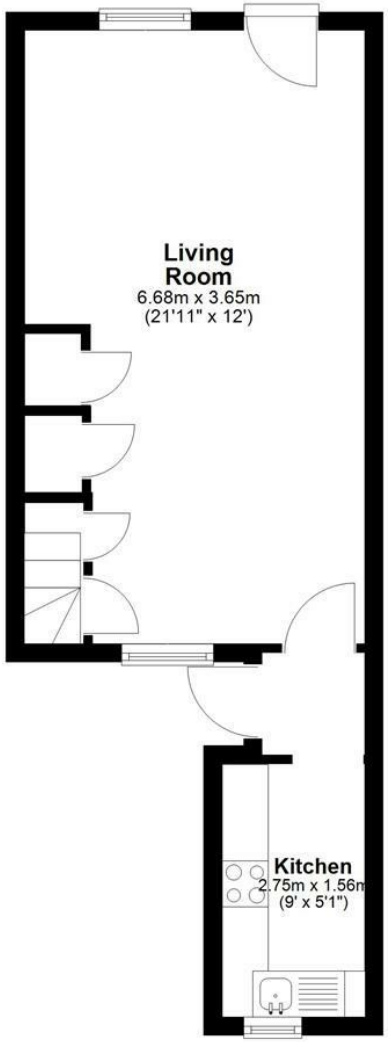
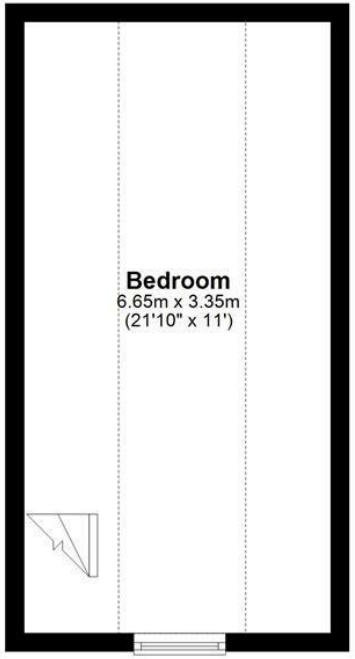
## Ground Floor




## First Floor

## Second Floor




Total area: approx. 77.4 sq. metres (833.5 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.

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