



226, Pratling Street, Aylesford, ME20 7DG
Offers In Excess Of £325,000

About this property.....

OPEN DAY SATURDAY 8TH AUGUST - BY APPOINTMENT ONLY

Set within a delightful semi rural location and enjoying spectacular views across the surrounding countryside, this truly unique cottage offers an idyllic lifestyle combining character, charm and contemporary living.

From the moment you step inside, you'll be captivated by the wonderfully sociable open plan ground floor. The cosy log burning stove creates the perfect atmosphere during the cooler months, while in the summer, simply throw open the doors and let the outside in. The charming stable door from the kitchen adds to the property's timeless cottage appeal.

To the front, a beautiful Mediterranean-inspired entertaining space awaits. An established wisteria drapes gracefully over a stunning pergola, creating the perfect setting for al fresco dining, lazy summer afternoons and memorable evenings with family and friends.

Upstairs, the property has been thoughtfully reconfigured from three small bedrooms into one impressive principal suite. Featuring an exposed brick wall and a stylish en-suite shower room, it provides a luxurious and relaxing retreat.

Extending to approximately 175ft, the garden offers a peaceful haven with a large fishpond and an inviting seating area where you can relax and enjoy the tranquil surroundings. A useful outhouse/utility room adds practicality, while the superb garden room, complete with its own shower room, power and running water, offers endless possibilities. Whether you're looking for guest accommodation, a home office, treatment room or creative studio, this versatile space is ready to adapt to your lifestyle.

At the far end of the garden sits a substantial garage, with parking for two vehicles in front, plus additional parking for a further vehicle opposite.

Rarely does a home of this calibre come to the market. Bursting with character, beautifully presented throughout and offering an exceptional blend of indoor and outdoor 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 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.

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.....

Living in our comfortable home has been a real pleasure. We have especially loved the peaceful setting, which has been made more special by our established garden. It is truly a wonderful place to relax, enjoy the changing seasons and spend time outdoors.

One of the greatest things about living here is the sense of community. Our neighbours are much more than people living nearby, they genuinely care about our small terrace community, and are always ready to offer help if needed. It is a rare welcoming atmosphere that has made this feel a true home.

We are excited for our next chapter but will always remember the treasured memories made here. We hope the next owners enjoy the same peace, friendship and sense of belonging that we have been fortunate to experience.





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Total area: approx. 61.7 sq. metres (663.8 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.





