



**Sycamore Drive, Aylesford, ME20**

Approximate Area = 1690 sq ft / 157 sq m  
 Garage = 344 sq ft / 31.9 sq m  
 Total = 2034 sq ft / 188.9 sq m

For identification only - Not to scale

**1 Sycamore Drive, Aylesford, Kent, ME20 7LD**

**GUIDE PRICE: £625,000-£650,000**

**EPC RATING: C**



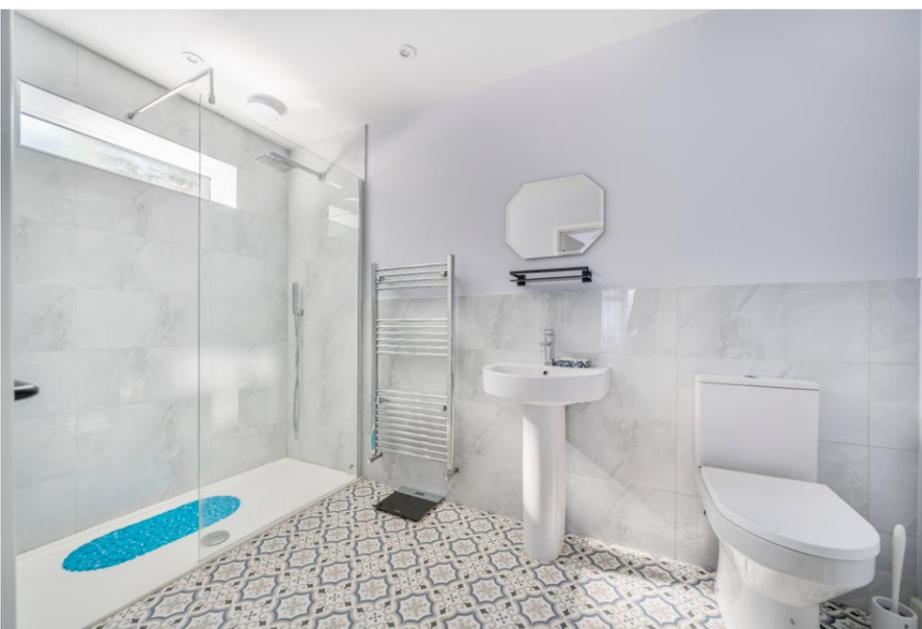


This is a rare opportunity to acquire a substantial and versatile family home, occupying the largest plot on the ever-popular Greenacres development in Aylesford. Offering a vast amount of space and scope for further adaptation, this impressive property has been carefully reconfigured by the current owners to suit their family's needs, while still leaving plenty of room for a new owner to personalise and make their own. From the outset, it's immediately apparent how generous this plot is. The front of the property benefits from a large driveway capable of accommodating multiple vehicles, along with a sizeable front garden, which could be adapted to provide even more off-street parking if desired. Internally, the home is cleverly split to provide maximum flexibility. On the ground floor to the left, the current owners have added a self-contained annex—a superb space for multi-generational living, older children, or even as a potential rental opportunity. The annex includes a spacious double bedroom, a modern en suite wet room, its own private living room, and a kitchen/utility area, offering complete independence while remaining connected to the main residence. To the right-hand side of the home, the main living space opens into a large entrance hallway, leading through to two bright and airy reception rooms. There is also a modern fitted kitchen with integrated appliances and a downstairs WC, creating a practical and family-friendly layout. Upstairs, the property continues to impress, offering four bedrooms, including three doubles and a good-sized single. Two of the bedrooms benefit from built-in storage, and the family bathroom is well-presented with a bath and an overhead shower. Externally, the rear garden is a standout feature—south-facing and approximately 64ft long—providing a superb outdoor space for entertaining or relaxing. A raised decking area makes for an ideal spot to enjoy the sun throughout the day. Additionally, the home is equipped with solar panels, significantly enhancing its energy efficiency and reducing utility costs. To the rear of the garden, a newly constructed double garage provides secure parking and excellent storage potential. This fully electric garage benefits from boarded loft space, making it ideal for those in need of additional storage or a dedicated hobby/work area. Behind the garage, there is an additional strip of land, further increasing the external space and opening up potential for future uses or landscaping enhancements.

Set within the charming village of Aylesford, the property enjoys the best of both worlds: a peaceful community feel with excellent amenities close by. Families in particular will appreciate the proximity to Aylesford Primary School, rated 'Outstanding' by Ofsted, making it an ideal choice for those seeking strong local education. The village also offers a selection of shops, welcoming pubs, and convenient transport links to Maidstone, London, and beyond.

This home offers exceptional flexibility for a variety of lifestyles and represents a one-of-a-kind opportunity to own a spacious, energy-efficient property on a truly substantial and unique plot.

Freehold  
EPC: C  
Council Tax: E  
Full Fibre Broadband Planned Before December 2026



- **LARGEST PLOT ON THE GREENACRE DEVELOPMENT**
- **SOUTH FACING 64FT REAR GARDEN**
- **SELF CONTAINED ANNEX**

- **DOUBLE GARAGE WITH LOFT SPACE**
- **EXCELLENT LOCATION WITHIN WALKING DISTANCE OF OUTSTANDING-RATED AYLESFORD PRIMARY SCHOOL**

TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)

AM4580260625L

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK