



95, Mill Hall, Aylesford, ME20 7JN
GUIDE PRICE £260,000 - £270,000

About this property.....

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Charming Two Bedroom Cottage with DOUBLE GARAGE & GARDEN OFFICE – Just Minutes from the Station!

this characterful two bedroom former rail workers' cottage is perfectly positioned in the heart of Aylesford. Steeped in history and brimming with charm, this unique home blends cosy cottage living with modern practicality.

Step inside and you'll find a warm and inviting living room complete with a LOG-BURNING-STOVE – ideal for those cosy evenings in. The ground floor also features a well-proportioned kitchen-breakfast room and a stylish family bathroom.

Upstairs, there are two comfortable bedrooms, perfect for couples, small families, or even as a guest room and home office combo.

Outside is where this home really shines. A WESTERLY FACING GARDEN stretching approximately 75ft offers a peaceful outdoor retreat. At the far end, you'll discover a spacious 15ft x 8ft garden room – the perfect spot for a home office, studio, or creative escape.

Rarely available with cottages of this type, the property also boasts a double garage, with an inspection pit and off-road parking for two vehicles – a true gem for car enthusiasts or perfect for those seeking a workshop or hobby space.

And when it comes to location, commuters will love the 5-minute stroll to Aylesford station, offering journey times to London St Pancras in under an hour.

This is a rare opportunity to own a truly unique home with features that are hard to find in this price range. Viewings are highly recommended to fully appreciate everything this charming property has to offer.

Contact Bluebell Estates today to arrange your viewing.

Situation.....

The property is situated in a tucked away location between the river and train station and there is a mix of residential homes and light industrial properties in the vicinity. The nearby 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 restaurant and cocktail bar with a delightful al-fresco terrace. For a more traditional experience, The Chequers is a pub that serves food and boasts a stunning riverside terrace. Alternatively, you can indulge in light bites at The Village Pantry or grab a pint and some pub grub at The Bush.

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.

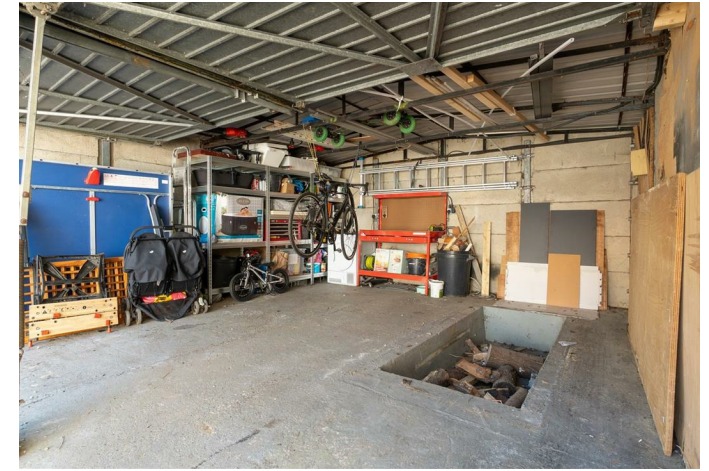
Commuters are well-catered to, with London-bound services (changing at Strood) from Aylesford station, while Ebbsfleet International is just 23 minutes away by car, with trains to London St. Pancras in a mere 19 minutes. Plus, both the M2 and M20 motorways are a stone's throw away. And if all that isn't enough, Maidstone's County Town is just 4 miles away, offering a plethora of retail, educational, and recreational facilities.











What the owner says.....

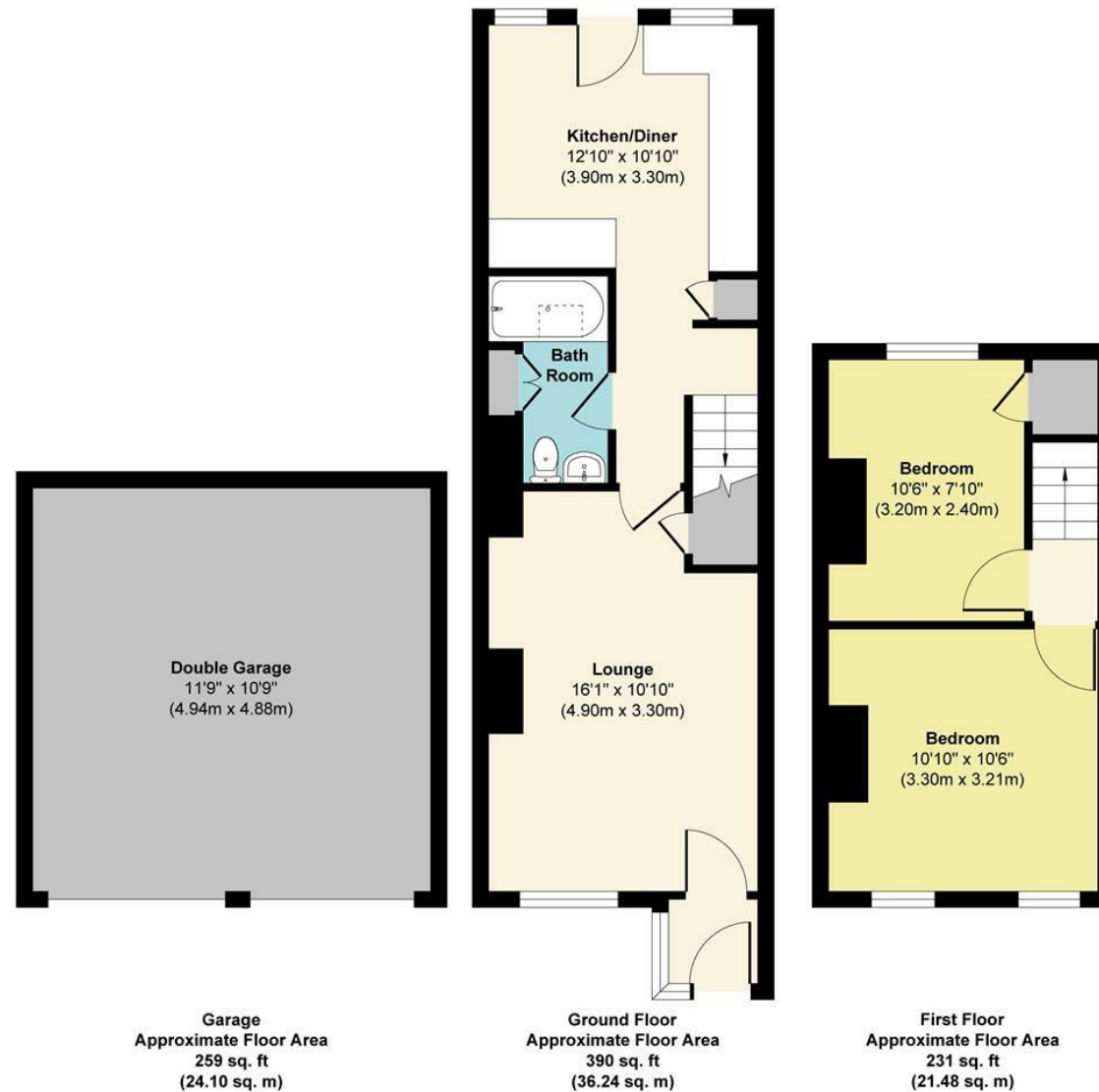
We have enjoyed living in this lovely home for the past few years. Our only reason for moving is due to the arrival our 3rd and 4th child, otherwise we would have stayed a lot longer. The property has so much to offer with many different areas to live, work and play. The garden is a lovely space to entertain and relax in. We have really appreciated the extra outdoor building space and the garage and parking has truly been a real benefit.





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95 Mill Hall



Approx. Gross Internal Floor Area 880 sq. ft / 81.82 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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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