



224, Pratling Street, Aylesford, ME20 7DG
£320,000

About this property.....

Nestled in a picturesque semi-rural setting, this charming two-bedroom cottage offers the perfect blend of countryside tranquillity yet the convenience of having amenities within driving distance.

Inside, the cosy living room invites you to unwind, with the exciting potential to install an open fire or log burner for that extra touch of rustic warmth. The main bedroom upstairs is impressively spacious, offering a peaceful retreat at the end of the day.

Wake up to sweeping views of rolling fields and enjoy your morning coffee in the serenity of a 175ft rear garden, an idyllic space for gardening and entertaining, or simply soaking up the sun. A separate outhouse currently serves as a utility room, adding practicality to the property, while a garage and parking at the far end ensure ease of access.

With no onward chain, this home is ready for you to move in and make it your own. Whether you're dreaming of a quiet escape or a characterful base to explore the countryside, this cottage ticks all the boxes.

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 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.











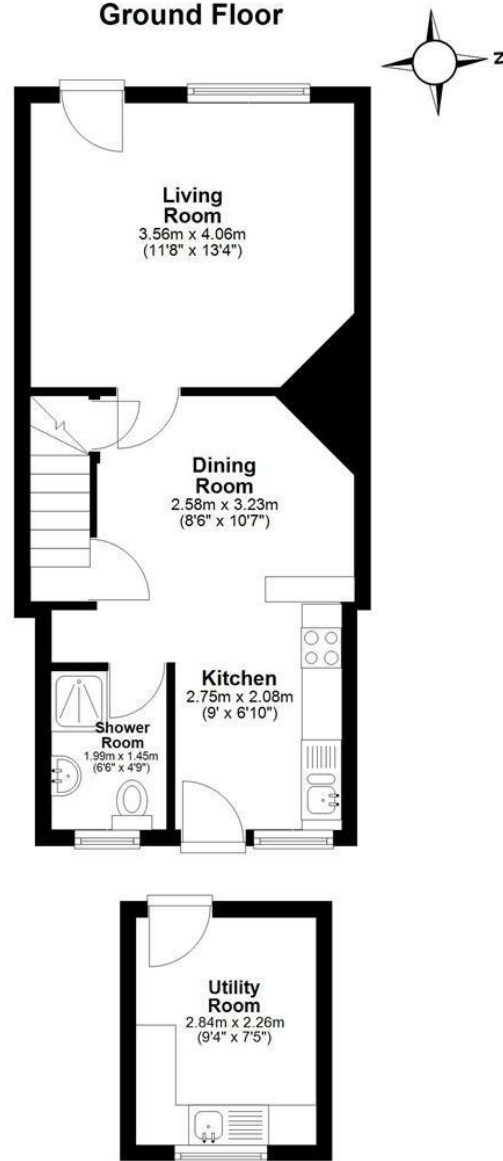
Two Bedroom Cottage With Countryside Views
Chain Free
Long Rear Garden IRO 175ft
Useful Outhouse
Garage & Driveway
Approx 20 Minute Drive To Ebbsfleet Station With Trains To London St Pancras In 19 minutes



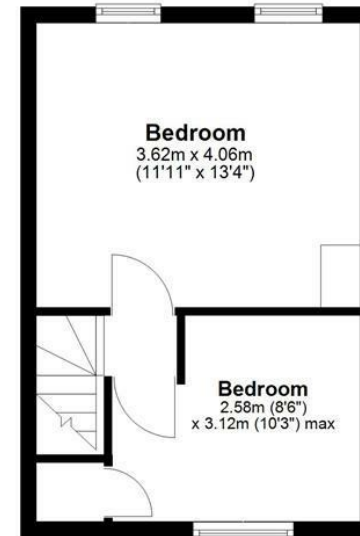


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Ground Floor



First Floor



Total area: approx. 67.7 sq. metres (728.3 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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