



East Barn, Great Cossington Farm, Pratling Street, Aylesford, ME20 7DQ
£550,000

About this property.....

Accessed via a private track through open fields, East Barn is a beautifully converted flint barn set within a charming courtyard on a former working farm in rural Aylesford.

Rich in character throughout, the interior opens into a striking open-plan kitchen, dining, and living space — the true heart of the home. This expansive area is bathed in natural light and features a vaulted, beamed ceiling that adds to its rustic charm. The country-style kitchen is both stylish and practical, seamlessly blending with the living space to create a warm and inviting environment, ideal for both relaxed family living and entertaining. A door leads directly from this space into the rear garden, perfect for indoor-outdoor flow during warmer months.

The principal bedroom is also vaulted and beamed, complemented by an en-suite shower room. A second double bedroom and a traditionally styled family bathroom complete the internal accommodation.

Outside, the attractive residents' gravel courtyard offers ample parking to the front. To the rear, the generous private garden is ideal for al fresco entertaining, with stunning views over the surrounding countryside and up to the North Downs beyond. The property also benefits from a garage with a loft area above, providing useful additional storage.

Situation.....

Great Cossington Farm enjoys a picturesque rural setting on the outskirts of Aylesford village, nestled on the edge of the North Downs Area of Outstanding Natural Beauty (AONB). A former working farm, the location is perfect for those who enjoy an active, outdoor lifestyle. A network of public rights of way leads in all directions, with the renowned North Downs Way National Trail just 750 metres to the north — offering 131 miles of scenic walking, cycling, and running routes.

For leisure and wellbeing, the 18-hole Cobtree Golf Course is only 0.6 miles away, featuring a clubhouse, bar, restaurant, and a wellbeing room offering exercise classes for the over 60s.

Just 1.2 miles away, Aylesford village offers riverside charm with cosy pubs and acclaimed dining at The Hengist. The county town of Maidstone, only 4 miles away, provides a wide range of shopping, restaurants, and cultural attractions, including theatres and museums. The historic city of Rochester, 6.5 miles to the north, offers a vibrant High Street, riverside walks, a Norman castle, and regular festivals that draw visitors year-round.

Commuters are well served, with Ebbsfleet International Station just 24 minutes away by car (16 miles), offering high-speed services to London St Pancras in as little as 19 minutes. The M2 and M20 motorway networks are easily accessed via nearby Blue Bell Hill, providing excellent road links across Kent and into London.











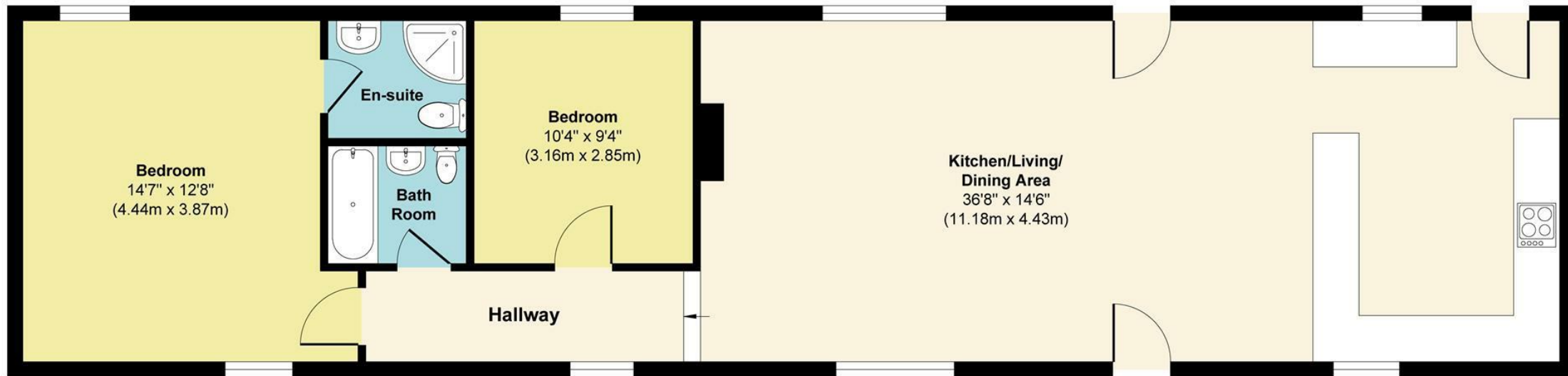
What the owner says.....

I loved living in this house and always intended to retire here. The farm is always changing through the seasons with cornflowers and poppies in the golden corn fields during the late summer leading to harvest time, to the occasional valley full of snow in winter, which is a spectacular site. For being in the heart of civilisation the farm is a haven where the worlds pressures disappear as sitting in the back garden all you can see is the valley and Bluebell Hill.





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Floor Plan
Approximate Floor Area
955 sq. ft
(88.80 sq. m)

Approx. Gross Internal Floor Area 955 sq. ft / 88.80 sq. m

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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