



East Barn, Great Cossington Farm, Pratling Street, Aylesford, ME20 7DQ  
£1,600 Per Month



## About this property.....

A spacious, two bedroom, flint barn conversion situated in a secluded, yet accessible location of Great Cossington Farm in Aylesford. The character accommodation comprises 36ft open plan living-dining-kitchen space with a beamed and vaulted ceiling. In the master bedroom you will also find a beamed and vaulted ceiling, a mezzanine storage area and an en-suite shower room. There is also a second bedroom and a bathroom. The location of this property is fantastic with stunning views of the surrounding countryside and North Downs beyond and the large rear garden is perfect to sit and relax and watch the wildlife. The property has parking to the front and rear. Regrettably the landlord will not consider tenants who smoke but will consider a tenant with a well-bahaved pet. Available Mid November. Please contact us for more information or to arrange a viewing.

## 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.















## Agents Notes

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £48,000 PER YEAR

TENANTS WITH PETS = CONSIDERED

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

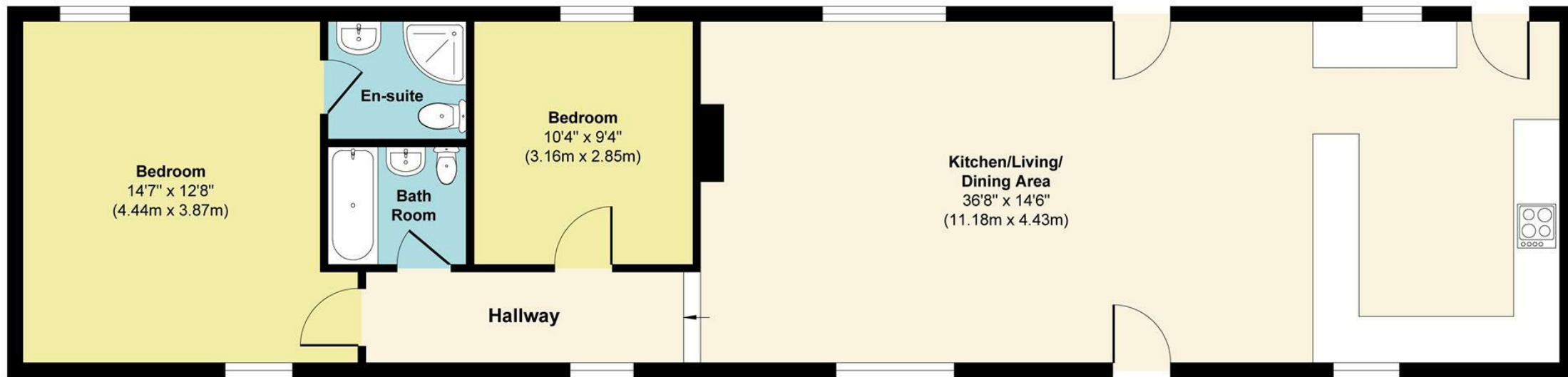
The pictures were taken prior to the property being rented, so condition, decoration and furnishings may vary slightly from those shown.







# East Barn, Great Cossington Farm, Pratling Street, Aylesford, ME20 7DQ



**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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