

**Bluebell**  
ESTATES



Flat 1, Brenchley House, 1, Edward Betts Close, Aylesford, ME20 7FQ  
Offers In Excess Of £250,000



## About this property.....

Step into a lifestyle of elegance and convenience with this stunning, light-filled apartment in an idyllic setting. Nestled within the historic grounds of the magnificent Preston Hall.

Located on the ground floor, the apartment boasts a beautifully designed open-plan living-dining area, seamlessly connected to a sleek, contemporary kitchen that's perfect for both quiet evenings and lively gatherings. The spacious principal bedroom invites relaxation, while the second double bedroom offers flexibility—whether as a guest room, home office, or creative space. A stylish, modern bathroom completes the layout with flair.

Parking is hassle-free with an allocated bay at the rear and additional on-road spaces right in front. For commuters, the location is unbeatable—Barming station is just a short 1300m stroll away, while Aylesford station is 1500m away, offering direct services to London Victoria and St Pancras in as little as 1 hour and 3 minutes or 56 minutes, respectively. Plus, easy access to Junction 5 of the M20—just 1km away—means seamless travel to both London and the coast.

Whether you're seeking tranquility or connectivity, this apartment offers the best of both worlds and with the option of being CHAIN FREE, could this be the home you've been dreaming of?

## 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, a newly refurbished restaurant, bar, and brasserie 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.



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## Useful Information.....

- Stylish & Spacious – A modern 2-bedroom ground-floor apartment designed for comfort and convenience
- Stress-Free Parking – Enjoy the convenience of allocated parking, ensuring a spot for your vehicle
- Cook & Entertain – A 14ft open-plan kitchen seamlessly connecting to the living area, perfect for hosting
- Bright & Airy – An impressive 18ft living/dining room, ideal for relaxing or social gatherings
- Well-Connected – Just a 1,500m stroll to Aylesford Train Station, making commuting a breeze
- Multiple Travel Options – Barming Train Station is only 1,300m away, giving you flexibility in travel

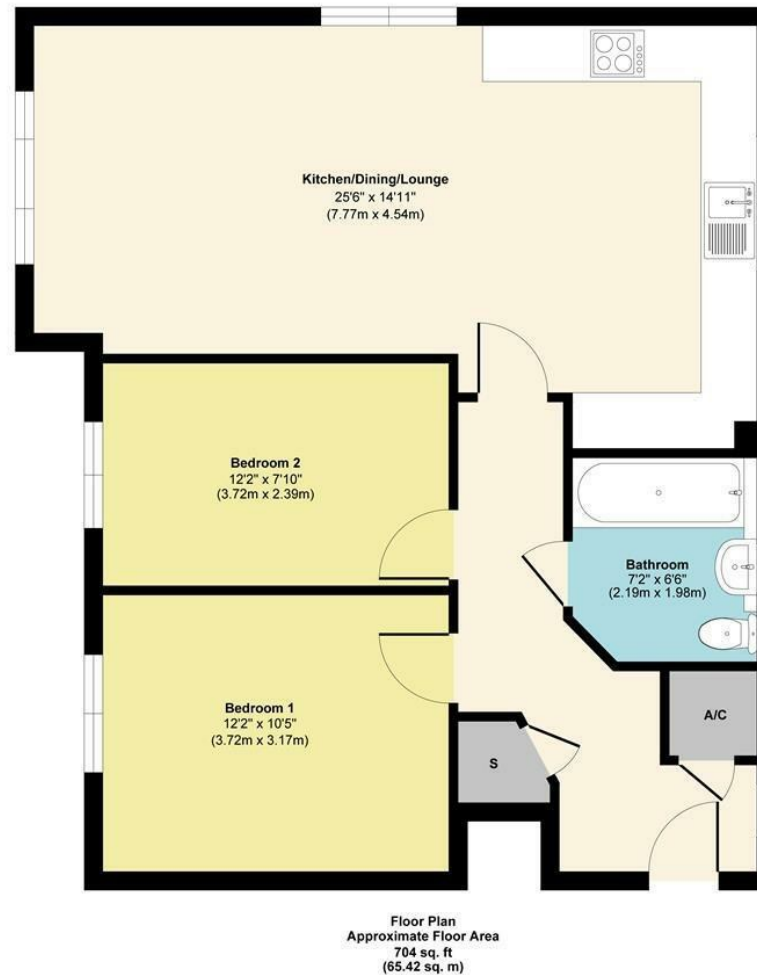






# Flat 1, Brenchley House, 1, Edward Betts Close, Aylesford, ME20 7FQ

Flat 1, Brenchley House



**Approx. Gross Internal Floor Area 704 sq. ft / 65.42 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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