Bluebell
ESTATES



9, Forstal Road, Aylesford, ME20 7AU

£335,000

About this property.....

This charming and well proportioned, three bedroom end of terrace home is ideally positioned in the heart of Aylesford village, offering a good balance of character, space and practicality.

The cosy living room features an attractive open fire, while to the rear is the impressive extended kitchen-dining room, providing a generous space for both everyday family life and entertaining. There are three good sized double bedrooms and a contemporary family bathroom.

Outside, the enclosed rear garden is private and low maintenance, with two useful brick built outbuildings. One is currently used as a utility area, providing valuable additional space.

The property is well placed for the local amenities and the nearby residents' car parks are approximately 150m away, with permits available at £120 per year.

A lovely village home offering plenty of character, generous living space and a convenient location.

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 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.




BEATLES








DIRTY
OLD
TOWN









What the owner says.....

This house has been much more than a property to us. It was our first home together after we got married, and from the moment we moved in it has been a place filled with warmth, friendship and happy memories.

One of the things we have always loved most is how the house changes with the seasons. In the winter months, the open fire creates a wonderfully cosy atmosphere, making it the perfect place to retreat after a long day. The living spaces feel welcoming and intimate, whether enjoying a quiet evening at home or gathering with family and friends.

In the summer, the walled garden becomes the heart of the home. As a wonderfully sheltered sun trap, it feels like a private oasis and an extension of the living space. We have spent countless afternoons and evenings out there entertaining friends, celebrating special occasions, or simply enjoying the peace and quiet. During the warmer months it genuinely feels like having an extra room, and it is one of the things we will miss most.

The house has also given us space to grow and make memories. Every room has its own character, while the generous kitchen-dining area has been at the heart of so many gatherings, from family meals to parties with friends.

Beyond the house itself, Forstal Road and Aylesford have been a wonderful place to call home. The village has a genuine sense of community, and we have been fortunate to have friendly neighbours who look out for one another and have become friends over the years. Whether enjoying a walk through the village, meeting friends for a drink at The Little Gem or The Chequers, or simply coming home at the end of the day, there is something special about life here.

We are only leaving because of a change in work and a move further west, but it is not a decision we have taken lightly. This house has been the backdrop to an important chapter of our lives, and we hope the next owners will enjoy living here and creating their own memories as much as we have.





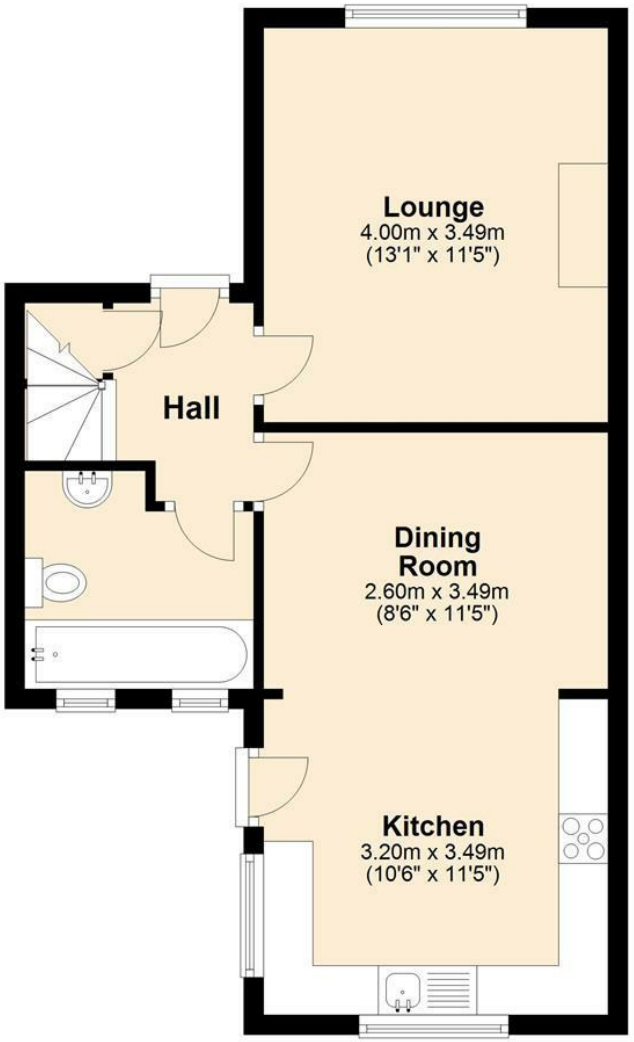




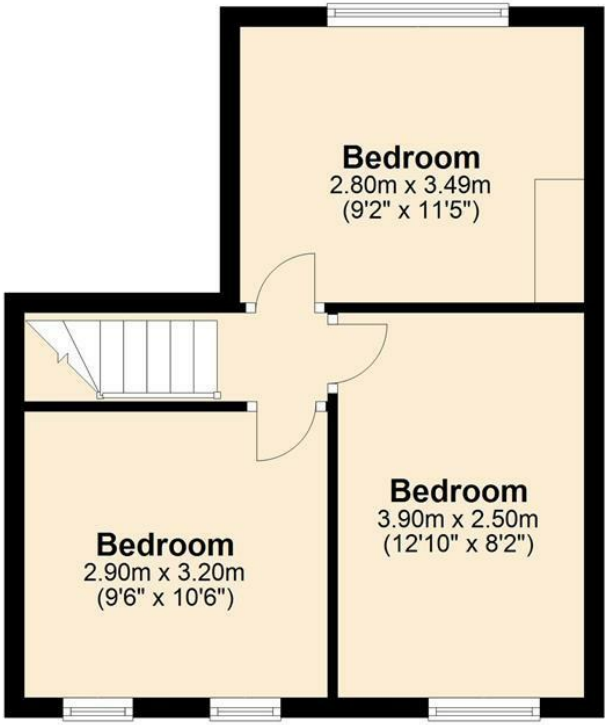


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Ground Floor



First Floor



Total area: approx. 77.0 sq. metres (828.8 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.

