



23, Rochester Road, Aylesford, ME20 7BS
£280,000

About this property.....

If you have always wanted a character cottage in a small, friendly village then this could be the property for you. This charming two bedroom property is beautifully presented throughout and is situated right in the heart of Aylesford Village with riverside walks nearby. The layout is great with a spacious, open plan living-dining room and nice sized kitchen on the ground floor whilst upstairs there are two bedrooms with the bathroom being independently accessed from the landing.

The property has a pretty, enclosed courtyard style garden accessed through the stable style door in the kitchen. Having a sunny, south easterly aspect and being low maintenance, this is the perfect spot to enjoy a spot of brunch on a lazy Sunday morning.

We expect there to be a lot of interest in this lovely home so we urge you to arrange a viewing to avoid missing out.

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. If you fancy a stroll to the local pub then our top pick is The Little Gem, a traditional alehouse dating back to the 1100s. Alternatively you can 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 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.



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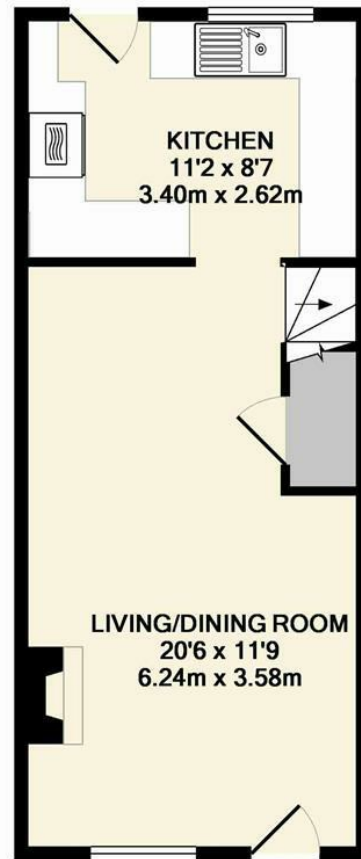




What the owner says.....

It has been beyond our expectations the joy and happiness we have experienced living here. The village is filled with kind and generous people who have welcomed us with open arms. We purchased the house as first time buyers and have since also become parents for the first time. We could not have asked for a better house or community to raise our child. Several pubs and restaurants within walking distance, woodland, parks and wide open green spaces, it really has been the perfect location for us to start our family, we will be tremendously sad to leave but sincerely hope the next owners get the same joy from this home as we have done.

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GROUND FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 297 SQ.FT.
(27.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Notes

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