Bluebell

ESTATES



19, Forstal Road, Aylesford, ME20 7AU

£325,000

About this property.....

A beautifully presented terraced cottage set in the heart of Aylesford village, this characterful home offers an inviting blend of period charm and modern comfort. Lovingly maintained by the current owner, it provides a warm and welcoming atmosphere ideal for families, first-time buyers, or anyone seeking the village lifestyle.

The entrance hall opens into a spacious and beautifully styled living room, full of character and perfect for relaxing or hosting guests. To the rear, the country style kitchen-breakfast room provides a generous space for everyday dining and family gatherings.

Upstairs, the home offers three separate bedrooms, each well proportioned and thoughtfully arranged. The independently accessed family bathroom adds practicality to the layout.

A standout feature is the private courtyard garden, offering a tranquil outdoor retreat ideal for alfresco dining or unwinding in the sunshine. Two outbuildings provide excellent versatility, one large enough to serve as a home office, studio, or gym.

Parking is conveniently located nearby in two car parks. There is an annual charge for a residents permit of £120 per year, although we understand the property is currently at the top of the waiting list for an allocated space at the end of the terrace. The surrounding area offers picturesque riverside walks and the charm of village living, all within easy reach of local amenities and transport links.

This delightful cottage is a wonderful opportunity for buyers looking to enjoy the best of Aylesford's character and community.

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.






LOVE






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What the owner says.....

After 15 wonderful years in this village and 9 very happy years in this home, it's been a place filled with warmth, laughter and many special memories. We've loved being a part of such a friendly community, with its welcoming atmosphere and beautiful surroundings.

This house has truly been a home, and we hope the next owners will enjoy and cherish it as much as we have.





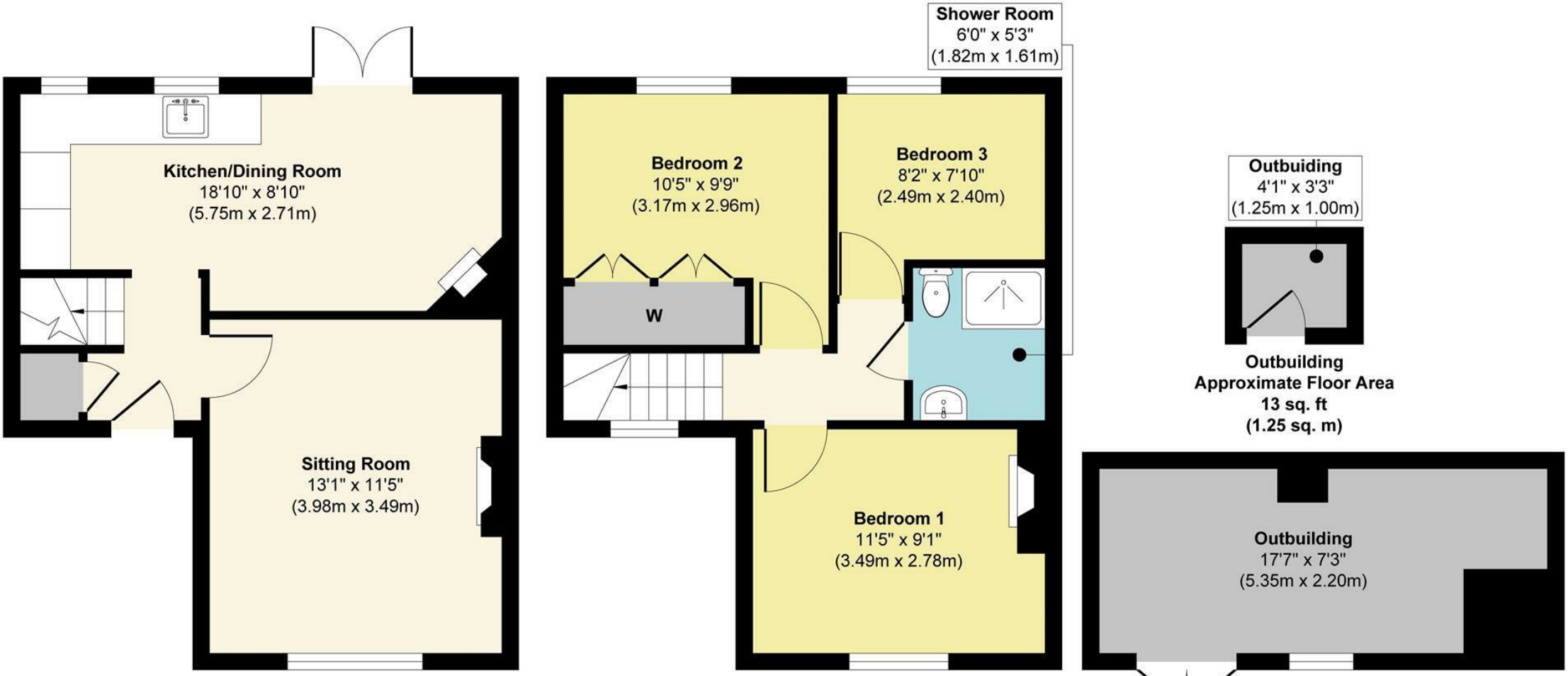






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19 Forstal Road



Ground Floor
Approximate Floor Area
345 sq. ft
(32.08 sq. m)

First Floor
Approximate Floor Area
345 sq. ft
(32.08 sq. m)

Outbuilding
Approximate Floor Area
13 sq. ft
(1.25 sq. m)

Outbuilding
Approximate Floor Area
126 sq. ft
(11.77 sq. m)

Approx. Gross Internal Floor Area 829 sq. ft / 77.18 sq. m (Including Outbuilding)

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.

