



20, Forstal Road, Aylesford, ME20 7AU  
£300,000

## About this property.....

Chain Free, Charming Character Cottage in the Heart of Aylesford Village

Nestled in the centre of the picturesque village of Aylesford, this spacious character cottage offers an abundance of charm alongside exciting potential for the new owner to make it their own.

On the ground floor, the inviting sitting room boasts a feature fireplace, creating a warm focal point for the space, while a separate dining room provides the ideal setting for family meals and entertaining. The kitchen is ready for you to design and install your dream country kitchen, perfectly complementing the character of the home.

The first and second floors together offer three well-proportioned bedrooms and a shower room, providing flexible accommodation for families or those looking for additional space.

Externally, the property benefits from a generous rear garden, with the added advantage of rear access and parking.

Further benefits include gas central heating with a brand-new combination boiler fitted in 2024, double glazing, and attractive sash windows.

This property represents a wonderful opportunity to secure a charming home in a sought-after village location, with scope to add value and personalise to your own taste.

## 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.









## What the owner says.....

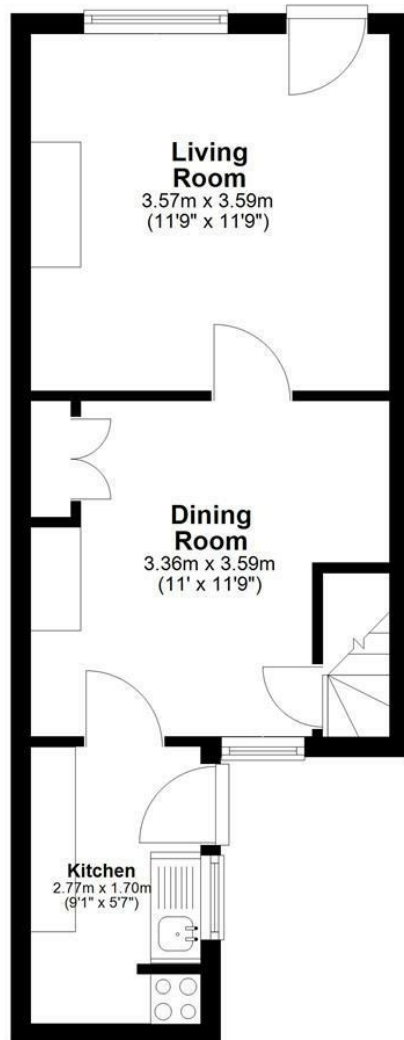
I knew 20 Forstal Road was the one for me immediately. An unloved auction property, in a beautiful village, with bags of potential and I'd come to find out the most amazing neighbours. All the character had been stripped out of it but there was glimmers of what could be. Months of hard work went into taking it from an empty shell to giving it back some of the personality and charm it should always have had. I'll miss the way the sun floods the front of the house in the morning, waking up looking over the rooftops of the houses opposite, summer evenings in the garden, picnics by the river and how peaceful it feels, even with being so close to an abundance of amenities. I'll forever remember how beautiful the living room looks at Christmas with the decorations up and fire roaring.

My chapter with the house is over now, I've created so many amazing memories there but its story has just started. I'm excited to pass it onto someone who will love it as I have but who has the vision to make it into their dream home.

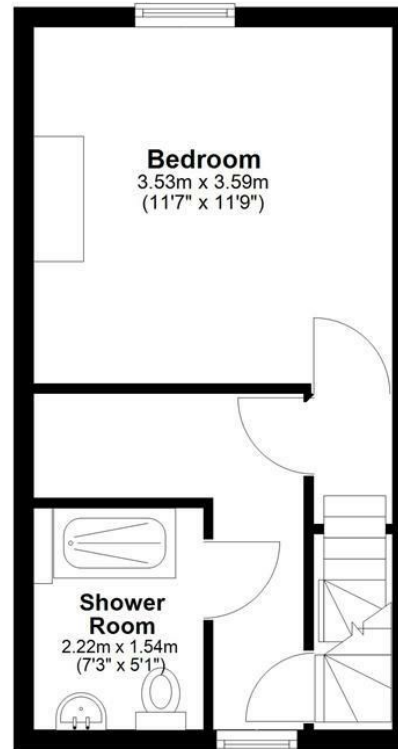


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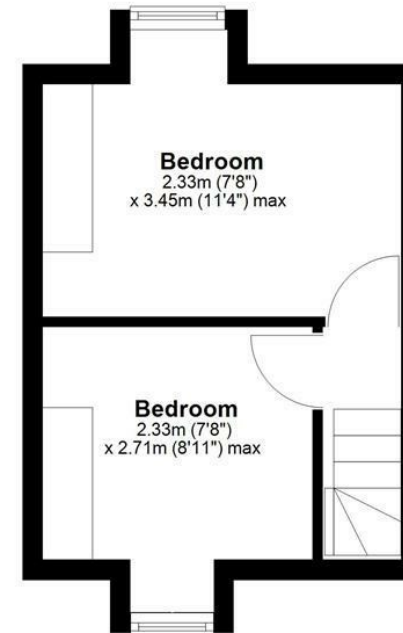
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 72.5 sq. metres (780.5 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.



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