



300 Pratling Street
Aylesford | Kent | ME20 7DF

FINE & COUNTRY

Seller Insight

“Our first impressions of 300 Pratling Street were of absolute delight at such a beautiful chocolate box cottage,” say the current owners of this charming Grade II Listed thatched cottage. “Inside, wonderful period features such as original inglenook fireplaces blend perfectly with modern décor. A contemporary kitchen/diner/utility provides an open plan space for family living and entertaining alike, with two reception rooms and a home office allowing for more intimate, quiet moments. A guest suite over the oak-framed double garage enables us to have family and friends to stay with ease, too.”

“We fell in love with the gardens right away, too,” the owners continue. “It is sunny all day, with plants and trees for greenery and shade. We love to sit in the birdcage structure watching the amazing sunrise over a morning coffee; or in the hot tub enjoying the sunset with a glass of wine. We adore the peace and quiet, the wildlife and birdwatching, but love it when the house and garden are full of people, too. We hosted our son’s wedding here, from the ceremony to the evening, with a marquee, food trucks and a live band day and night.”

The local area also has much to recommend it. “We can enjoy best of both worlds here, being in a semi-rural village location with excellent commuter links,” the owners say. “Despite the tranquil vineyard setting amidst open farmland, we are only 8 minutes from Rochester and 2 minutes from the motorway for London or Dover, for all the capital and continent have to offer. The village is about half a mile away for a convenience store, two pubs and a restaurant, all within walking distance. We particularly enjoy walking through the fields at the back of the house to enjoy a meal or some drinks at the local pub.”

“In this charming Grade II Listed thatched cottage, wonderful period features such as original inglenook fireplaces blend perfectly with modern décor.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

300 Pratling Street

Fine & Country are delighted to present this beautiful Grade II Listed Thatched residence, abound with charming period features, elegantly blended with fine contemporary interiors, while enjoying grounds of approximately half of an acre, affording idyllic panoramic vistas over the neighboring vineyards.

Step Inside

Formerly two cottages and believed to have origins dating back to the late 18th & early 19th century, this characterful home has been lovingly refurbished and extended in more recent years to provide well appointed living accommodation, with a ground source heating system providing under-floor heating throughout the ground floor. Striking inglenook fireplaces feature within both reception rooms, while a contemporary open-plan kitchen/ dining room provides desirable entertaining space with corner bi-fold doors offering stunning views over the gardens and ease of access to a perfectly placed al fresco dining area. A dedicated utility room, office and cloakroom complete the ground floor.

A beautifully crafted oak staircase rises to three double bedrooms on the first floor, all boasting fantastic views over the Kentish countryside. The principal bedroom exhibits a superb vaulted ceiling, inbuilt wardrobes and complimented further by luxurious en-suite facilities. An equally impressive, contemporary family bathroom serves the remaining two bedrooms.





STEP OUTSIDE

Occupying grounds of approximately half of an acre, this fine home offers a blissful setting amongst the rolling Kentish countryside with relaxing vistas over the neighboring vineyards. Beautifully kept lawns envelop the property, interspersed with a range of specimen trees and flower beds exhibiting a range of mature shrubbery and herbaceous plants, while a mixed hedges and attractive post and rail fencing form mellow boundaries. A stone sun terrace to the rear of the home with an inbuilt seating area provides an idyllic spot to dine al fresco with family and friends and in addition, a decked entertaining area to the rear of the garden hosts a large summer house and a hot-tub.

Detached Annexe

The stunning guest suite with breathtaking elevated views over the vineyards, offers a hugely impressive space with vaulted/ beamed ceilings and contemporary en-suite facilities. Conveniently accessed via a staircase to the side of the double garage.

Garaging & Parking

Accessed via electronically operated five-bar gates, an extensive driveway dressed in fine shingle affords sufficient parking for numerous vehicles. In addition, an oak framed double garage provides a luxurious parking option, with a guest suite over and log store to the rear.

LOCATION

The property boasts a beautiful setting, nestled within open farmland and neighboring vineyards. It is conveniently located less than a mile away from the picturesque village of Aylesford which sits on the river Medway offering a variety of amenities such as shops, schools, restaurants, public houses, golf course and mountain bike trails and a mainline railway station providing links to London. Maidstone town centre is approximately four miles distant and the M2 and M20 motorway networks are easily accessible with Central London an hour drive away.

Freehold

Council Tax Band G

EPC Rating Exempt

Mains Water / Mains Electric / Mains Drainage / Ground Source Heat Pump / Cable TV or Satellite / Phone / Broadband

Superfast & Standard Broadband are available at the property, for more information please look online

For mobile phone coverage in the area please look online.

Guide Price £975,000 - £1,000,000



Pratling Street, Aylesford, ME20

Approximate Area = 1729 sq ft / 160.6 sq m

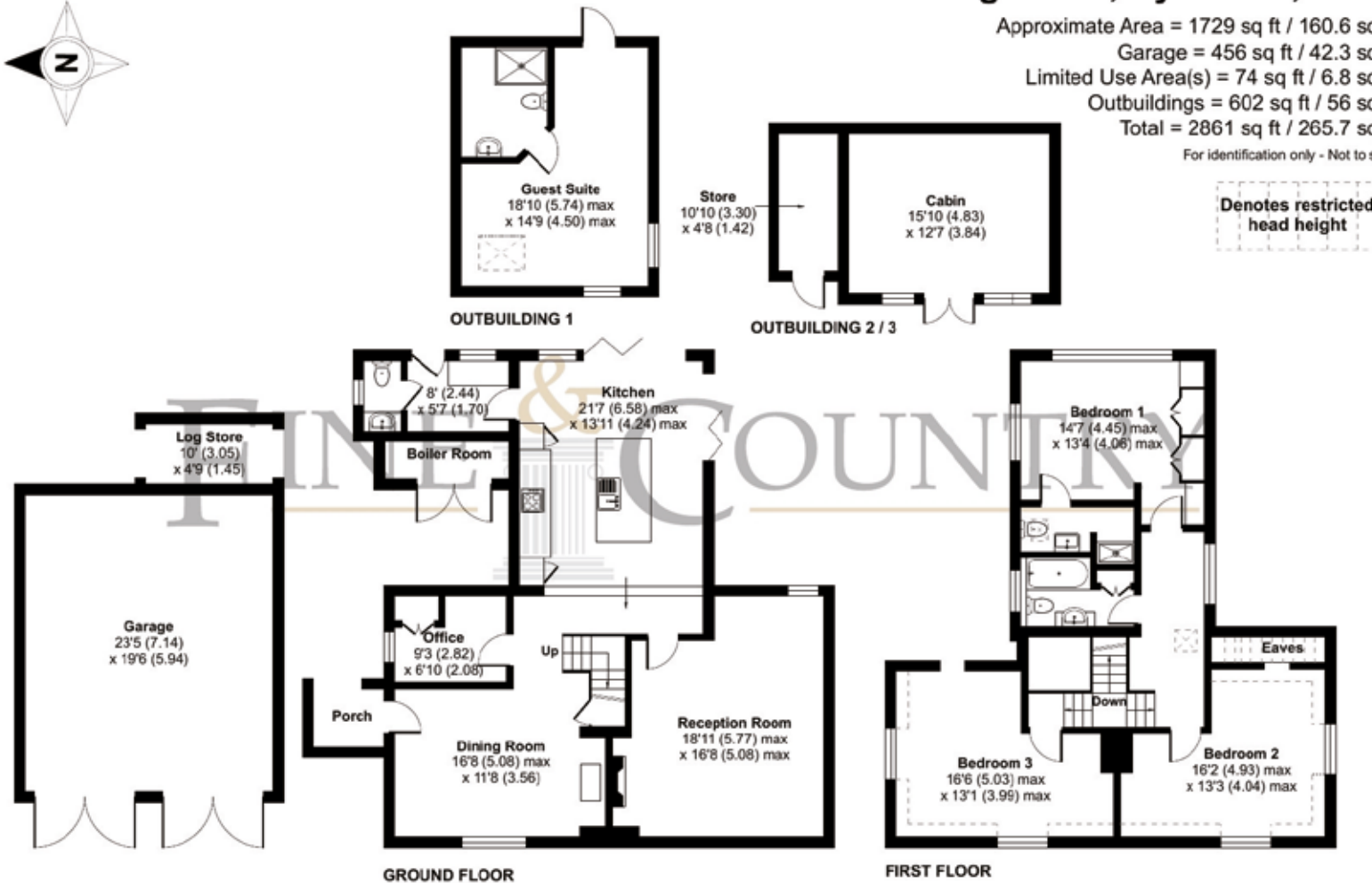
Garage = 456 sq ft / 42.3 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Outbuildings = 602 sq ft / 56 sq m

Total = 2861 sq ft / 265.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Fine & Country. REF: 949095

EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 24.02.2023



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