

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£1,000,000**

**Freehold**

3x  2x  4x 

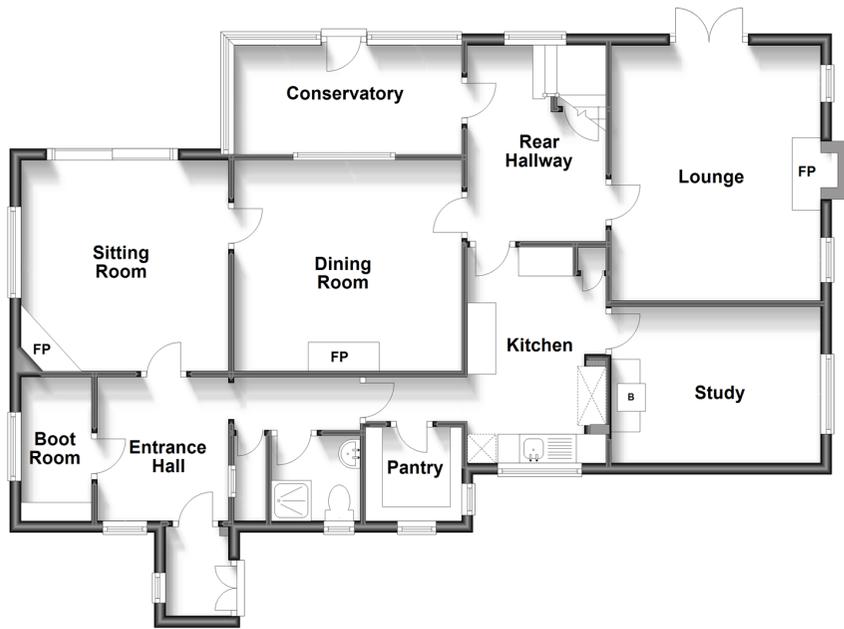
Kingswood Road, Aylesford, Kent, ME20

*Wards*

Helping you move forwards

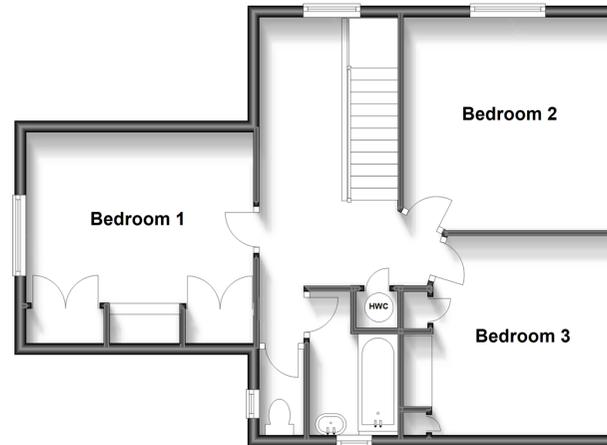
### Split Level Ground Floor

Approx. 103.0 sq. metres (1108.7 sq. feet)



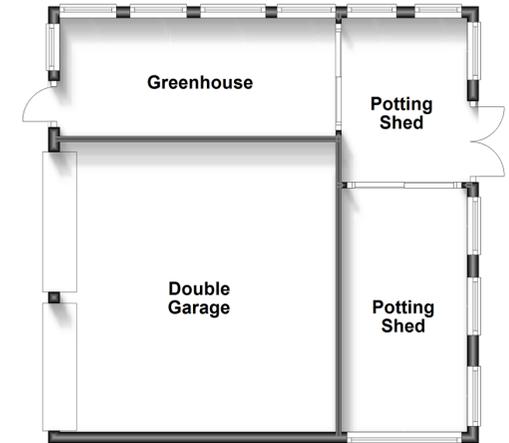
### First Floor

Approx. 59.8 sq. metres (643.4 sq. feet)



### Outbuilding

Approx. 51.3 sq. metres (552.6 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Porch  
Entrance Hall  
Boot Room  
Sitting Room: 12'0 x 11'11 (3.66m x 3.63m)  
Dining Room: 13'1 x 11'6 (3.99m x 3.51m)  
Conservatory: 13'2 x 5'8 (4.02m x 1.73m)  
Rear Hallway  
Lounge: 14'5 x 12'2 (4.40m x 3.71m)  
Kitchen: 12'1 x 8'0 (3.69m x 2.44m)  
Study: 12'0 x 8'8 (3.66m x 2.64m)  
Pantry  
Shower Room

### FIRST FLOOR

Landing  
Bedroom 1: 13'0 x 11'6 (3.97m x 3.51m)  
Bedroom 2: 12'1 x 12'1 (3.69m x 3.69m)  
Bedroom 3: 11'1 x 10'10 (3.38m x 3.30m)  
Bathroom  
Separate Toilet

### OUTSIDE

Driveway  
Wraparound Gardens 3.87 acres  
Double Garage/Outbuilding



## Main features

- Unique home with 3.87 acres of gardens
- Set in a quiet & beautiful woodland setting known as Kits Coty
- Positioned on the Southern slope of the North Downs with wonderful panoramic views
- Although tucked away you have easy access to the M2 & M20 motorways, Maidstone & Rochester
- Chain free - making buying this home easier



### Nearest Schools

Primary Schools: Tunbury Primary 0.8 miles, Burham C of E Primary 0.9 miles, St Mark's C of E Primary, Eccles 1.1 miles. Secondary Schools: Greenacre School 1.7 miles, Walderslade Girls' School 1.8 miles, Bradfields School 2.0 miles



### Transport Information

Train Stations: New Hythe 2.3 miles, Snodland 2.3 miles, Aylesford 2.5 miles



### Address

Kingswood Road, Aylesford, Kent, ME20



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Larkfield Branch 01732 847877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
F(28)	B(82)

12934731/20230713/CK/RT