



232a Bull Lane
Eccles | Aylesford | Kent | ME20 7HF

FINE & COUNTRY

Seller Insight

“When we first moved here, we knew we were going to start a family, so had bought this house with that in mind,” say the current owners of 232a Bull Lane. “This property was everything we were looking for: a family home in a friendly village with a quiet, rural feel to it, surrounded by beautiful countryside, vineyards, walks and country pubs. In the years since, our son has grown up in Bull Lane and we have made many happy memories here.”

“During the pandemic, we decided we needed more space,” the owners continue, “so we doubled the footprint of the house with a double storey side extension. We also remodelled the ground floor, putting careful thought into accommodating family life, working from home and entertaining. Having moved the kitchen from the back to the front of the house, we now have a fantastic social space with a huge island where we can prepare food and chat to guests at the same time. For a recent milestone birthday, we even hired a chef from a nearby restaurant to come in and cook dinner for us and some friends here. Double doors open from the kitchen into the dining room, which in turn has bifold doors opening straight out onto the garden to create an easy flow between the indoor and outdoor living and entertaining spaces. The garden itself has matured over the years, with a well-established lawn and trees providing privacy and interest. It really comes into its own in spring when the daffodils come into bloom. In summer, the patio is ideal for al fresco dining and family barbecues, enjoying sunshine from lunchtime onwards.”

The local area has much to recommend it, too. “The village of Eccles is quiet while being well equipped and superbly connected,” the owners say, “and surrounded by stunning country strolls. We have a village pub, well-stocked shop, a church and a primary school in Eccles, while the neighbouring village of Aylesford boasts more pubs, a restaurant, a church, and yet more beautiful walks. There are many other quaint villages in the area, and just a mile up the road is The Friars Priory, a place of national interest which hosts various events throughout the year. Access to London is easy, with fast trains from Aylesford or Ebbsfleet International. Road links are excellent too, with access to the M2 motorway from one end of the village and the M20 at the other.”*

* 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

232a Bull Lane

Nestled in the tranquil village of Eccles, Bull Lane presents a remarkable opportunity to acquire a stunning detached family residence, built in 2013 and offering an impressive 2,043 square feet of versatile living space. This elegant home is set back from the road, providing a sense of seclusion and privacy, while its contemporary interiors create a warm and inviting atmosphere.

This impressive home has a thoughtfully reconfigured layout that includes three spacious reception rooms. The stylish kitchen and breakfast room, equipped with integrated appliances, is perfect for culinary enthusiasts, while a separate utility room adds convenience. The formal dining room features bi-folding doors that seamlessly connect to a delightful patio, ideal for al fresco dining. Two further interconnecting reception rooms boast a double aspect, complete with a log-burning stove and doors leading to a charming garden, enhancing the home's appeal.

The first floor accommodates five generously sized double bedrooms. The principal bedroom is a true retreat, featuring a fully fitted dressing area and a luxurious en-suite bath and shower room. The second bedroom also benefits from en-suite facilities, while a well-appointed family bathroom serves the remaining three bedrooms.







Step outside

232a Bull Lane

The south-easterly facing garden is a delightful outdoor space, featuring a large patio and a lush lawn bordered by fencing and vibrant flower beds, showcasing a variety of mature shrubs and trees.

Eccles itself is a picturesque village, surrounded by panoramic views and scenic country walks. Residents can enjoy the local charm, including the pet-friendly village pub, The Red Bull, and the nearby Friars, an ancient religious house with a café and farmers market. Families will appreciate the proximity to St Mark's Primary School, as well as excellent road access to the A229, M20, and M2 for commuters. This property truly embodies the essence of comfortable family living in a serene rural setting.

Freehold

Council Tax Band E

EPC Rating C

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

For mobile phone coverage in this area please look online

Mains Electric / Gas / Mains Water / Main Drainage - Cable TV or Satellite / Phone / Broadband / Water Softener

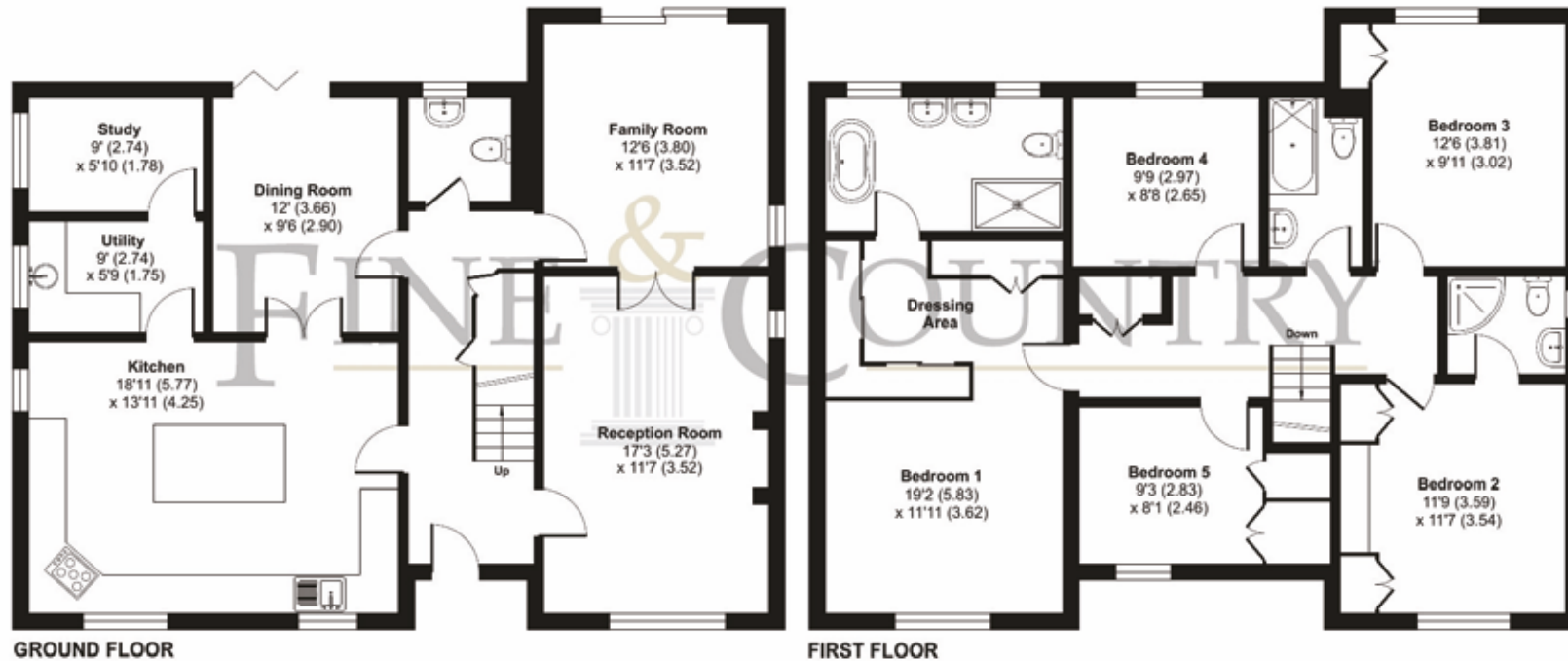
Annual maintenance charge £500 for private shared drive

Guide Price £850,000 – £900,000

Bull Lane, Eccles, Aylesford, ME20

Approximate Area = 2043 sq ft / 189.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Fine & Country (Kent). REF: 1243349



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