



**Oldfield Drive, Wouldham, Rochester, ME1 3GP**  
**Offers In Excess Of £280,000 - £300,000**



Offers In Excess Of £280,000

A well-presented 2-bedroom terraced house located in the popular village of Wouldham. The property offers convenient access to both the M20 and M2, as well as offering scenic walks along the River Medway or the North Downs.

Situated within a popular and established development, the house provides spacious accommodation. The ground floor features a hallway, cloakroom/WC, kitchen, and a generously sized lounge overlooking the rear garden.

On the first floor, there are two generously sized bedrooms. The principal bedroom benefits from both a double and a single built-in wardrobe, while the second bedroom includes a built-in single wardrobe. A family bathroom with a WC completes the first floor.

To the rear, the property boasts a low-maintenance garden with a timber shed. Rear pedestrian access leads to a communal parking area, where the property benefits from two allocated spaces.

- **Guide Price £290,000 - £300,000**
- **Well Presented Terrace House**
- **Two Good Sized Bedrooms**
- **Ground Floor Cloakroom/Wc**
- **Good Sized Lounge**
- **First Floor Bathroom**
- **2 Allocated Parking Spaces**
- **Popular Village of Wouldham**
- **EPC Rating C**
- **Council Tax Band C**

Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
<i>Not energy efficient - higher running costs</i>	
	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 





### LOCAL AREA INFORMATION FOR WOULDHAM

Wouldham is a rural village which sits between the base of the North Downs (Area Of Outstanding Natural Beauty) and the bank of the River Medway, with a 11th-century church, school and two public houses, The Medway Inn and The Waterman's Arms. There are an abundance of country walks and pleasant views whichever direction you travel with the North Downs being the highlight.

Although Wouldham feels a rural location, it is actually very conveniently located and over recent years been developed with Peters Village which is a new development with several phases which has been designed to be a true village, with its own community facilities. When completed, it will have its own shops, medical centre, school, and village hall with changing rooms to serve the area's playing fields. Wouldham provides easy access to both the M20 and M2 motorway networks, as well as being located approximately 8 miles from Maidstone and approximately 4 miles from Rochester.

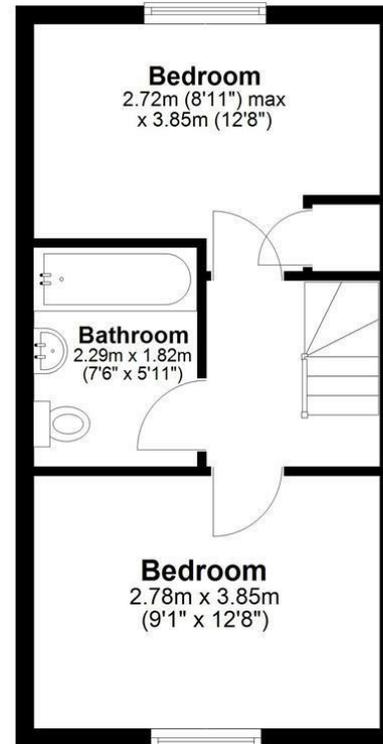
For education there is a local primary school, and secondary including grammar and private educational opportunities located in Maidstone. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

### ADDITIONAL INFORMATION

Freehold  
Council Tax Band C  
EPC Rating C  
Double Glazing  
Gas Central Heating  
Boiler Installed Approx August 2024  
Loft  
2 Allocated Parking Spaces  
£446.89 Service Charge



### First Floor



### Ground Floor



Total area: approx. 59.7 sq. metres (642.3 sq. feet)

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