

# Bluebell

ESTATES



4 Model Cottages, Old Church Road, Burham, ME1 3XY  
£450,000

## About this property.....

If you are looking for a semi rural home surrounded by fields with stunning far reaching views, yet within easy access of road and transport links, this could be the house for you. One of just four cottages, this three bedroom property has far reaching views of the surrounding countryside within this area of outstanding natural beauty and nearby riverside walks along the river Medway. The property has been extended at the rear and now offers a modern kitchen and sociable L-shaped open plan living-dining room whilst retaining a cosy feeling with the open fire place and other character features. The westerly facing rear garden is perfectly orientated for the afternoon and evening sun with a large patio to enjoy food and drinks on warmer nights. Being on the end, this garden is wider than the house and has a useful garden area to the side. We really would recommend your internal viewing to appreciate what this property has to offer so please give us a call for more information or to arrange a viewing.

## Situation.....

4 Model Cottages is situated in a semi-rural location, down a country lane close to the pretty St Mary's Church and a short distance from Burham village and Peters village in the Medway valley. There is a real sense of community in Burham village. You can still see horses riding on the roads from the local stables and many walkers enjoying walks in the Kent Downs. We would recommend the Butchers Block for a meal and glass of fine wine or for a more relaxed atmosphere try The Windmill, with its bargain Sunday roasts and secluded beer garden. Little ones will hopefully benefit from the small village primary school which was rated Good by Ofsted in 2018 and enjoy their free time relaxing in the large recreation ground and park in the centre of the village. Commuters can drive to Ebbsfleet International (22 minutes) with trains to London St Pancras in 19 minutes. If you feel you need the hustle and bustle of town life then Rochester, Chatham and Maidstone are all nearby.











## What the owner says.....

We have loved living in Model Cottages. The house is situated on the Medway Valley Walk, this is something we've really loved about the house, as we have been able to go for riverside and woodland walks, long bike rides up river along the tow path and more. All right on the doorstep.

If you are looking for big sky and nature, then this is the place for you. It has got the right balance of rural tranquillity and yet still having great connections to the motorways and the high speed train network to London. Working from home for the last few years has been easy too.

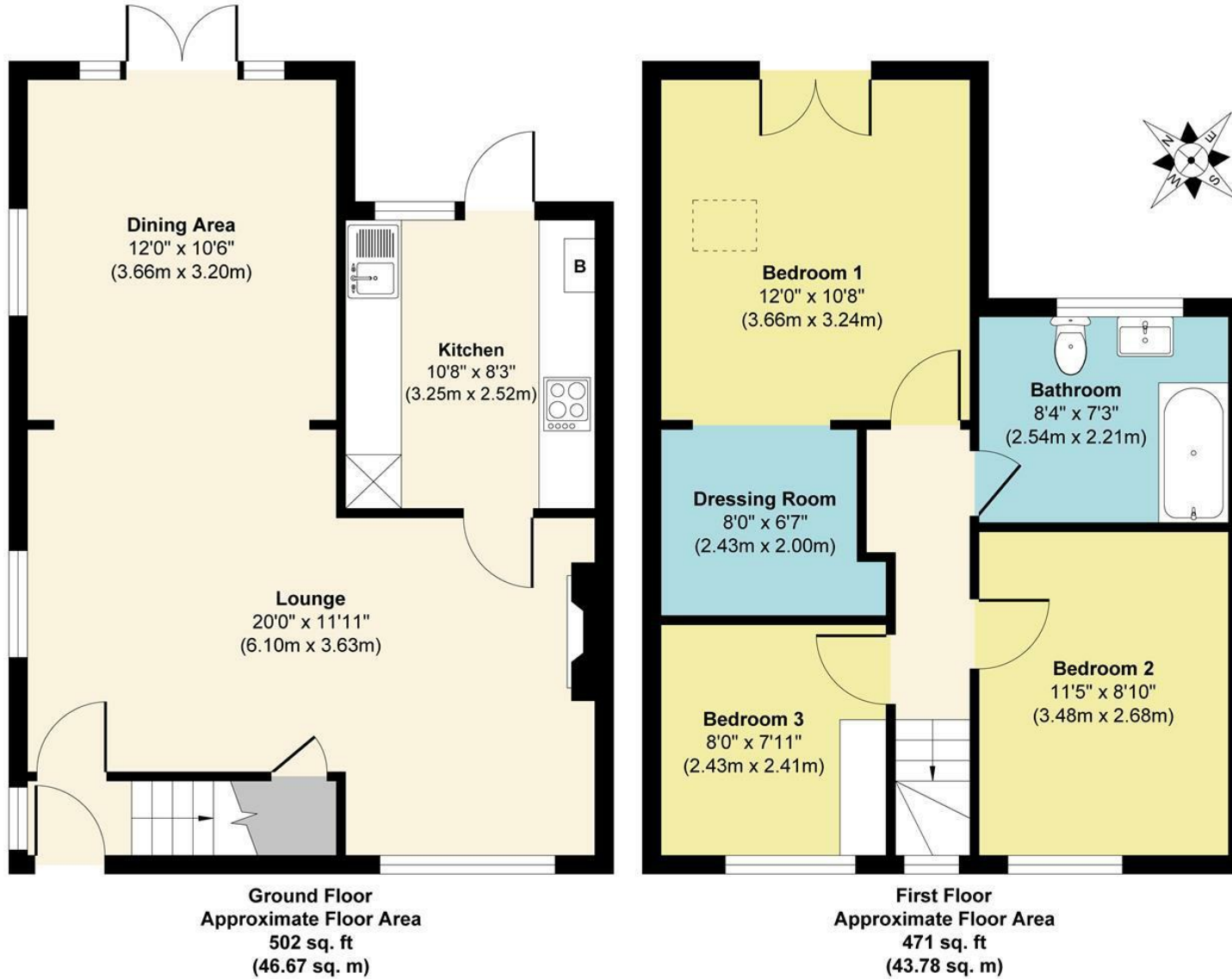
We will definitely miss our lovely small community of neighbours and also the horses who live in the fields next door! The surrounding villages have a good selection of local pubs serving great food and the shops / doctors are all within walking distance.







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**Approx. Gross Internal Floor Area 973 sq. ft / 90.45 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## 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.



