

Bluebell

ESTATES



68, High Street, Wouldham, ME1 3UT
£290,000

About this property.....

If you are looking for a spacious cottage in a pleasant yet accessible village, then look no further as this one is a cracker.

The accommodation is well laid out and has a handy entrance porch, meaning you'll have somewhere to take muddy boots off after country walks. The sitting room has a lovely Victorian style working fireplace and the dining room also has a feature fireplace (not currently used). The kitchen is flooded with light with a large skylight and a window to the rear and there is also a great basement room which would make a cosy cinema room or work from home space.

At the end of the rear garden, you will find a garden room with power and light that the current owners use as an office space. Since moving into the property they have also added a rear gate in the garden so whilst the property doesn't have allocated parking, it is a pleasant short walk through the recreation ground to the free village car park.

So for more information or to arrange a viewing, please get in touch before you miss out.

Situation.....

Looking for a peaceful escape near the Medway towns, including the charming city of Rochester? Wouldham village offers just that! Outdoor enthusiasts will love the scenic walks along the North Downs Way or the River Medway, followed by a tasty Sunday roast and pint of real ale at The Medway Inn or a flavourful meal at the adjacent Ruby's Indian restaurant. In the summertime, The Watermans Inn is the perfect spot for a cold pint in their inviting beer garden, while winter brings the cozy warmth of their Inglenook fireplace and delicious pub grub. The village's recently relocated primary school boasts a Good rating from Ofsted and is set to grow even stronger. Commuters have easy access to the M2 and M20 motorways via nearby Blue Bell Hill, and Halling Station is just a 10-minute (1.8 mile) bike ride away with trains to St Pancras International in as little as 46 minutes (including a change). If you prefer driving, Ebbsfleet International is only 22 minutes (14 miles) away by car, with trains to London St. Pancras taking only 19 minutes.









What the owner says.....

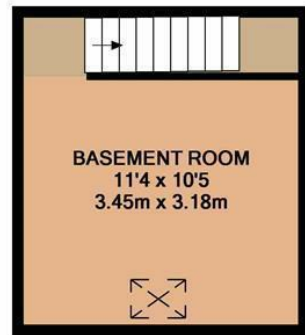
I have loved living in Wouldham for the past 14 years whilst raising my children. It is a fantastically friendly village with an excellent primary school and active local community that has plenty of family events throughout the year, including Santa's sleigh at Christmas, fun days in the summer and the best Halloween celebrations I've ever experienced! It has been a wonderful and safe place to raise a family. This house has been especially great for the children as the back gate opens straight onto the football pitch, play park and local recreation ground. As well, straight onto the path that forms part of the short walk to the primary school.

There are stunning walks up into the North Kent Downs, fields, forests, local nature reserves and along the river - great for getting the kids out of the house, walking dogs, keeping fit and generally enjoying nature in what feels like a rural setting but within easy access of the larger towns of Rochester and Maidstone.

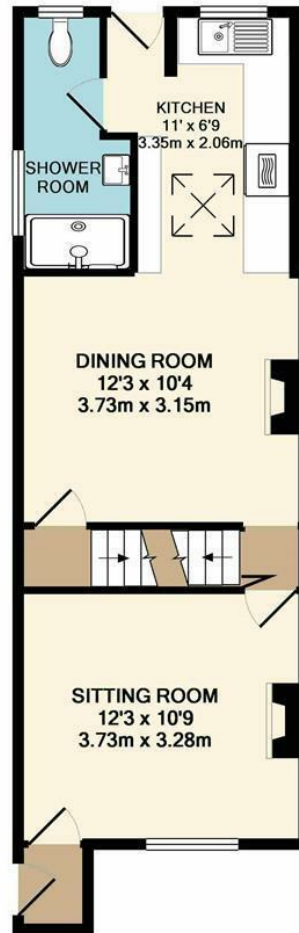
I have particularly enjoyed the space this house offers and its layout really worked brilliantly for us as a family. It's also very economical as it has the space of a 3 bed, with the bills of a 2 bed which has been very useful in recent times! I couldn't have asked for a better place to raise my children and I will miss it greatly.



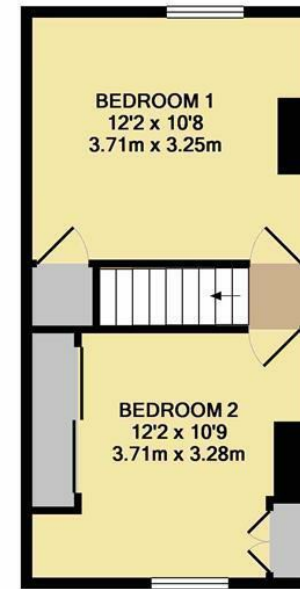
68, High Street, Wouldham, ME1 3UT



BASEMENT
APPROX. FLOOR
AREA 167 SQ.FT.
(15.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(40.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 896 SQ.FT. (83.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Agents Notes

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