

Bluebell

ESTATES



6, Garden Court, Wouldham, ME1 3GQ

£225,000

About this property.....

This bright and airy detached coach house boasts one bedroom and is set in a secluded spot within a this modern development. Ascend an external staircase to access the private entrance, leading you into a welcoming living area seamlessly integrated with an open-plan kitchen, perfect for socialising. From here, a door leads to a generously sized bedroom featuring a walk-in wardrobe and a modern en-suite shower room complete with a double shower. Positioned above a block of three garages, one of which belongs to this property, it also offers parking space for at least two cars and a sizable private garden. With the remaining term of a 999-year lease, accompanied by a nominal ground rent of £1 per year, the property incurs an annual service charge of approximately £600. We expect this lovely home to generate a lot of interest so recommend an early viewing to avoid disappointment.

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.







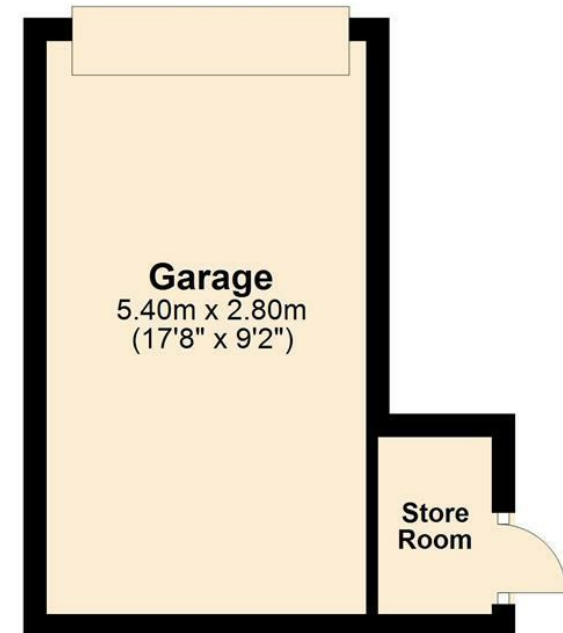
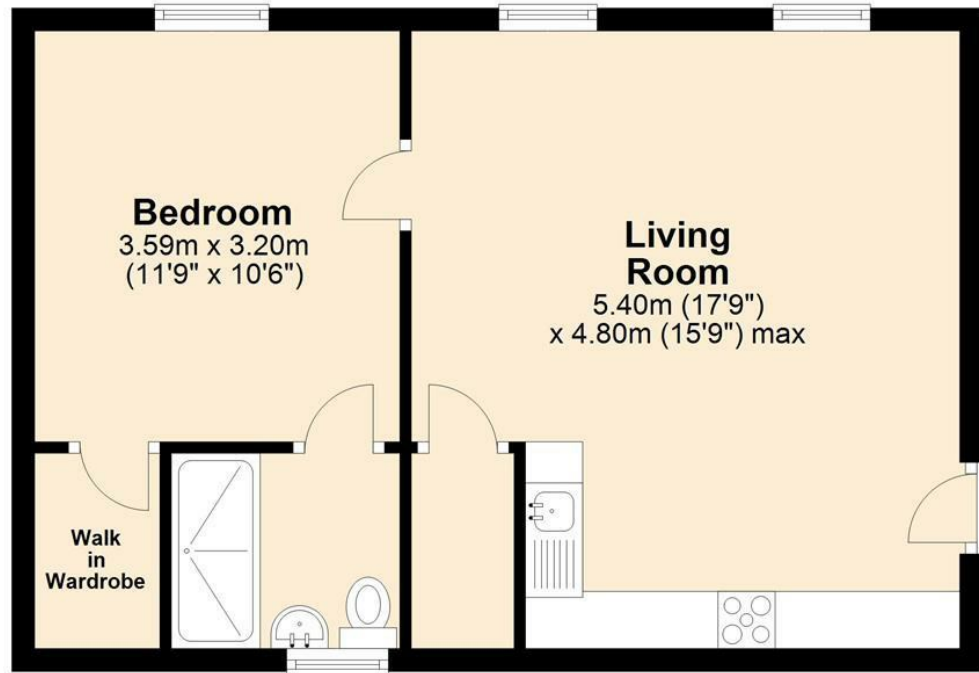


What the owner says.....

Here is our lovely coach house that has treated us so well over the last few years. It has been bittersweet putting our home up for sale after having such lovely times there, but with a growing family we must move on. We fell in love with Wouldham for its lovely surrounding fields, friendly community, and welcoming pubs. Despite selling, we are still staying local as we love the villages. We've made many friends since moving here who we will stay in contact with too. The driveway for 3 has been amazing for when we've had people visit, as well as having a nice workshop in the garage. We've had many BBQ's, and bonfires in the garden with our Tiki bar which will be staying when we leave. We've also had outdoor and under stair sockets installed that have worked ideally for a downstairs fridge in the summer as well as lighting. We are sure that whoever moves in after us will love it just as much.

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First Floor



Total area: approx. 59.5 sq. metres (640.0 sq. feet)

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.

