



Chalklens Cottages, Portland Road, Wouldham, ME1 3UZ  
£300,000

## About this property.....

Bluebell Estates are pleased to offer this two bedroom Victorian cottage in this quiet, tucked away position in Wouldham village. Since moving in the current owners have reconfigured the layout to maximised the space and light to create this charming home with fantastic views over the neighbouring countryside.

The cottage is currently laid out with the dining room at the front and the living room at the back, being open plan to the kitchen. This room boasts a log burning stove but also has underfloor heating to keep you nice and toasty warm. As you go up to the first floor, you are greeted by a spacious landing leading to the two bedrooms and a generous bathroom. There is also a fixed ladder leading up to the loft room which is a great space if you need to work from home or needed a hobby room. This cottage also has the added bonus of a cellar, again a great place for additional storage, along with solar panels on the roof.

The pretty rear garden is neatly presented and westerly facing so perfectly orientated for the afternoon and evening sun and beyond the gate you will find parking for 1-2 cars along with an electric car charging point.

This property will certainly tick lots of boxes so for more information or to arrange a viewing please get in touch.

## 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.....

Great home tucked away off the main high street. We have enjoyed the lovely views of the countryside and the quietness. We have happy memories in our time here. We hope the new owners will enjoy the house as much as we have.



# Chaklens Cottages, Portland Road, Wouldham, ME1 3UZ



**Approx. Gross Internal Floor Area 948 sq. ft / 88.09 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.



