



7, Downs View, Burham, ME1 3RR  
£435,000



## About this property.....

This family home really does need to be viewed internally to fully appreciate the amount of space on offer. The current owners have modernised, extended to the rear and converted the loft to create the perfect family home. The accommodation is very versatile and there are three bedrooms and a shower room on the ground floor, as well as two bedrooms and a bathroom on the first floor. The two first floor bedrooms could of course be opened up to create one large main bedroom with en-suite and walk-in wardrobe. In addition there is a large living room with log burner and a lovely open plan sociable kitchen-dining room.

The cul-de-sac location is one of the most sought after in the village and comprises mainly bungalows so is a quiet and safe place to bring up a young family. The garden has a sunny south-easterly aspect so is ideal for sun worshippers. The property has a driveway however the front garden could of course be used to create further parking subject to the usual consents.

We urge interested parties to view at their earliest convenience, as we feel this property is unrivalled in terms of size, spec and location at this price point so expect a lot of interest.

## Situation.....

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 area of outstanding beauty. We would recommend the newly refurbished 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 will be able to access to the M2 and M20 at the top and bottom of nearby Blue Bell Hill. If you feel you need the hustle and bustle of town life then bus services run to Rochester, Chatham and Maidstone. The village is around 23 minutes (14 miles) by car from Ebbsfleet International Station with frequent trains to London St Pancras in as little as 19 minutes.















## What the owner says.....

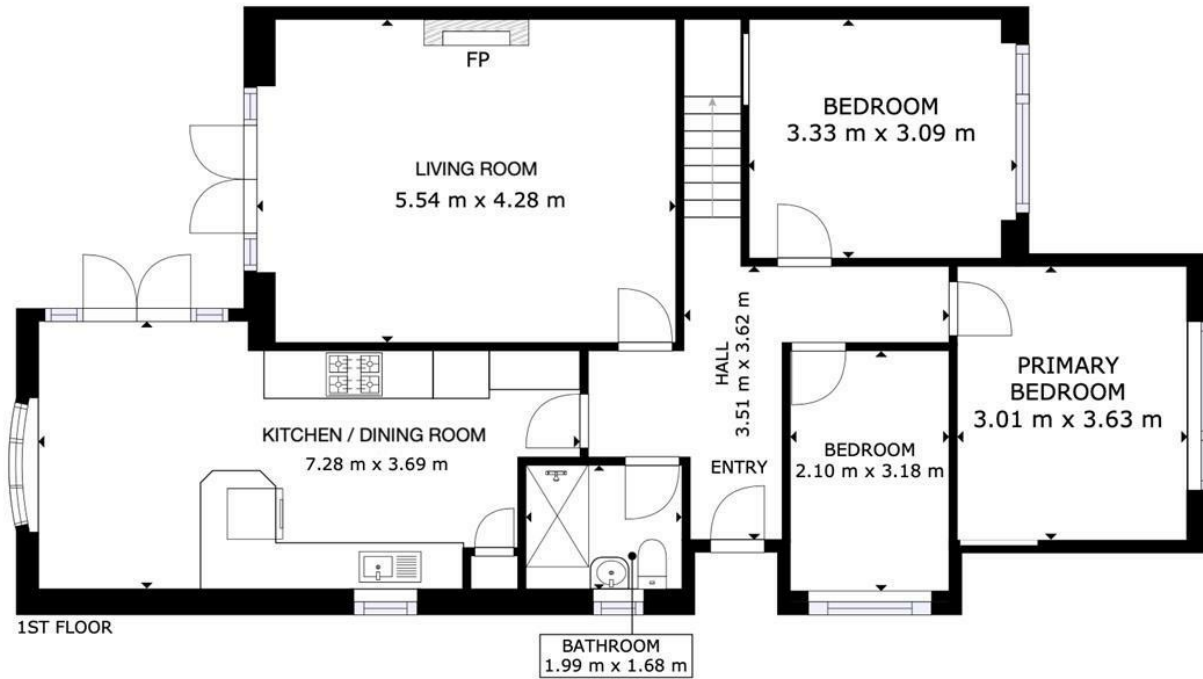
This has been a great family home for us. Being in a cul-de-sac it has been the perfect place to see our children grow and play, comfortable in the knowledge that this area is quiet with no through traffic. We take walks into the hills, often ending up at the Robin Hood at the top to round off an excursion. Local amenities are on your doorstep with a garage, shop, pubs and bakers all within walking distance. The village has a thriving community with a sense of everybody looking after each other. The house itself is of a good size with living areas to match the number of bedrooms and the craziness of having a large family. After a long day, sitting in the quiet garden watching the world go by is the perfect end.







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GROSS INTERNAL AREA  
 1ST FLOOR: 92 m<sup>2</sup>, 2ND FLOOR: 42 m<sup>2</sup>  
 REDUCED HEADROOM BELOW  
 2.22 M: 23 sq. ft TOTAL: 134 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.





