



78, Church Street, Burham, ME1 3SD
£278,500

About this property.....

Bluebell Estates are pleased to offer this superb, chain free cottage in the semi rural village of Burham. Church Street has a really quaint feel with an eclectic mix of cottages and larger houses and you can still see the occasional horse and rider trotting down the street into the open countryside at the end of the road.

The current owner has made some lovely improvements to the cottage since moving in including installing a log burning stove in the living room and a new boiler. At the far end of the garden, a new decked area has been created to make the most of the countryside views and is a perfect spot to watch the sunset with a glass of wine after a tough day at work. The accommodation is unusually spacious upstairs too and boasts 3 bedrooms and a good sized separate bathroom.

This well maintained and beautifully presented property will definitely appeal to first time buyers and would be an ideal step on the property ladder so we urge you to book an early viewing to see what this property has to offer.

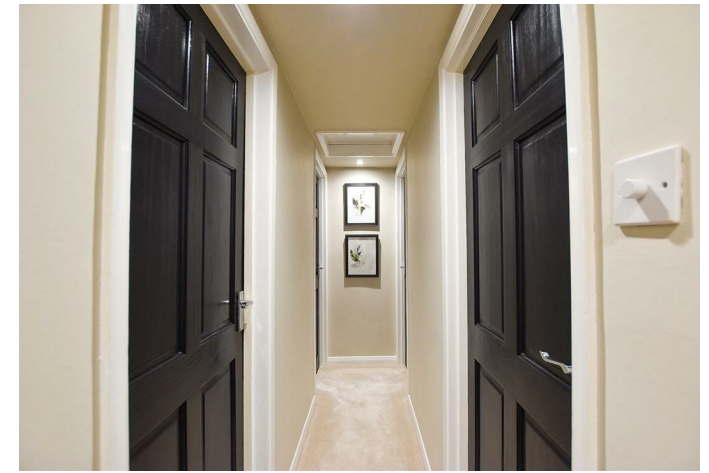
Situation.....

Burham village radiates a strong sense of community, with horses still cantering along its roads from local stables and walkers revelling in the breath-taking beauty of the Kent Downs. If you're seeking a scrumptious meal paired with a fine wine, we highly recommend the Butchers Block, awarded with 2 AA Rosettes in 2023. For a more relaxed setting, The Windmill offers unbeatable Sunday roasts and a serene beer garden. Little ones can take advantage of the small village primary school, rated Good by Ofsted in 2018, and relax in the vast recreation ground and park located in the heart of the village. Plus, Burham village is a mere 23-minute drive (14 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.







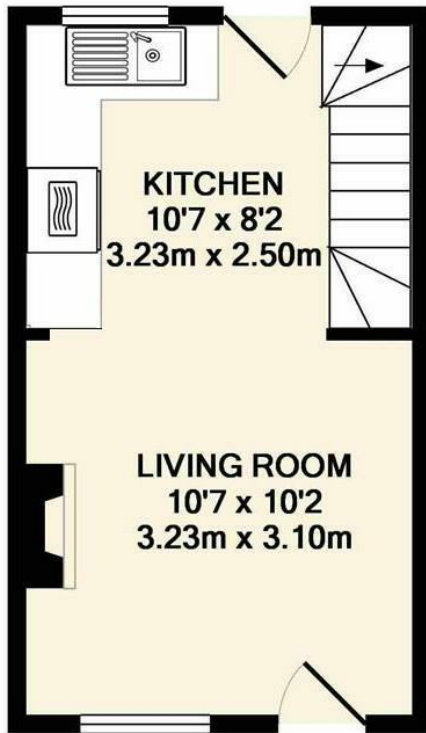


What the owner says.....

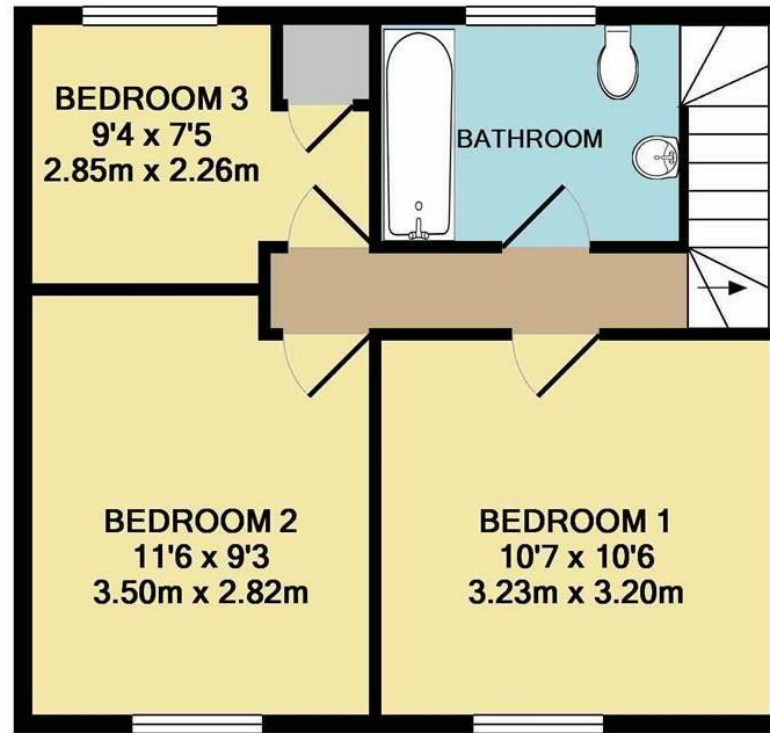
Before purchasing the property I had never visited Burham. I was looking for a home with a beautiful view from the garden, and my wish came true! Burham is a lovely village to live in, safe, friendly and is tucked away in the countryside, yet close to the surrounding towns and villages to not have to go far at all to socialise and shop. I love my home and I've put a lot into making it what I envisioned after my first viewing, I will be incredibly sad to leave, but I now need to move onto my next chapter. This is a truly beautiful cottage, in a perfect setting and I would love to know it will become as much of a sanctuary and nest for it's next owners.



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GROUND FLOOR
APPROX. FLOOR
AREA 199 SQ.FT.
(18.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.1 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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