



35, Greystone Square, Wouldham, ME1 3FP  
£490,000

## About this property.....

Space, space and more space.....This house has an abundance of it. 1550 square feet of it in fact!

Built in 2018, this property is believed to have the largest garden within this phase which is quite a rare find in newer builds. Set out over 3 floors, this home boasts 3 en-suites, a family bathroom and a downstairs cloakroom. The principle suite occupies the entire top floor of this house and has a real feeling of luxury. All of the other bedrooms are doubles too and are accessed off of the balustraded landing.

The current owners have created a large patio area at the far end of the garden to make the most of the evening sunshine and have added raised flower beds and grapevines, along with a cherry tree. The rear garden is very family friendly with plenty of space for a trampoline or the children to run around in and as the kitchen - dining room leads straight out into the garden, you can keep an eye on the children too. At the side, the covered car port is long enough to accommodate 3 vehicles and you will also find a useful EV charging point, which is becoming more and more needed nowadays.

Properties within Peters Village are always popular and with the nearby stunning riverside walks and great motorway access, we really feel this versatile property has lots to offer. So don't delay in arranging your viewing on this wonderful family home before you miss out.

## Situation.....

Looking for a peaceful community that's still close to the Medway towns, including the historic city of Rochester? Peters Village might just be what you're looking for. This new, purpose-built community sits on the banks of the River Medway and boasts its own shops and village hall with changing rooms to serve the playing fields. Plus, with access to the newly built Wouldham Primary School, families with children can feel confident in their educational opportunities.

Outdoor enthusiasts will love the nearby North Downs Way and River Medway walks. And when you're ready to refuel, head to The Medway Inn for a classic Sunday roast and pint of real ale, or check out the adjoining Ruby's Indian restaurant for a little spice. Commuters will appreciate the ease of access to the M2 and M20 motorways via nearby Blue Bell Hill. For those who prefer public transportation, Halling Station is just a 9-minute cycle away (1.6 miles) with trains to St Pancras International as quick as 46 minutes (including a change), while Ebbsfleet International is just 22 minutes (14 miles) away by car, with trains to London St. Pancras in a mere 19 minutes. Don't miss out on the best of both worlds with Peters Village.











## What the owner says.....

We moved here as we loved the rural, yet connected feel of Peters Village and so our eldest son could start school at the recently completed Church of England primary school just a 7-minute walk away. We loved the ensuite bedrooms, ample off-road parking and we have enjoyed many parties in the spacious garden. The property sits conveniently close to the river walk, local shops, playing fields, new park & sports courts and soon to be built doctor's surgery whilst being nicely set back from them all.

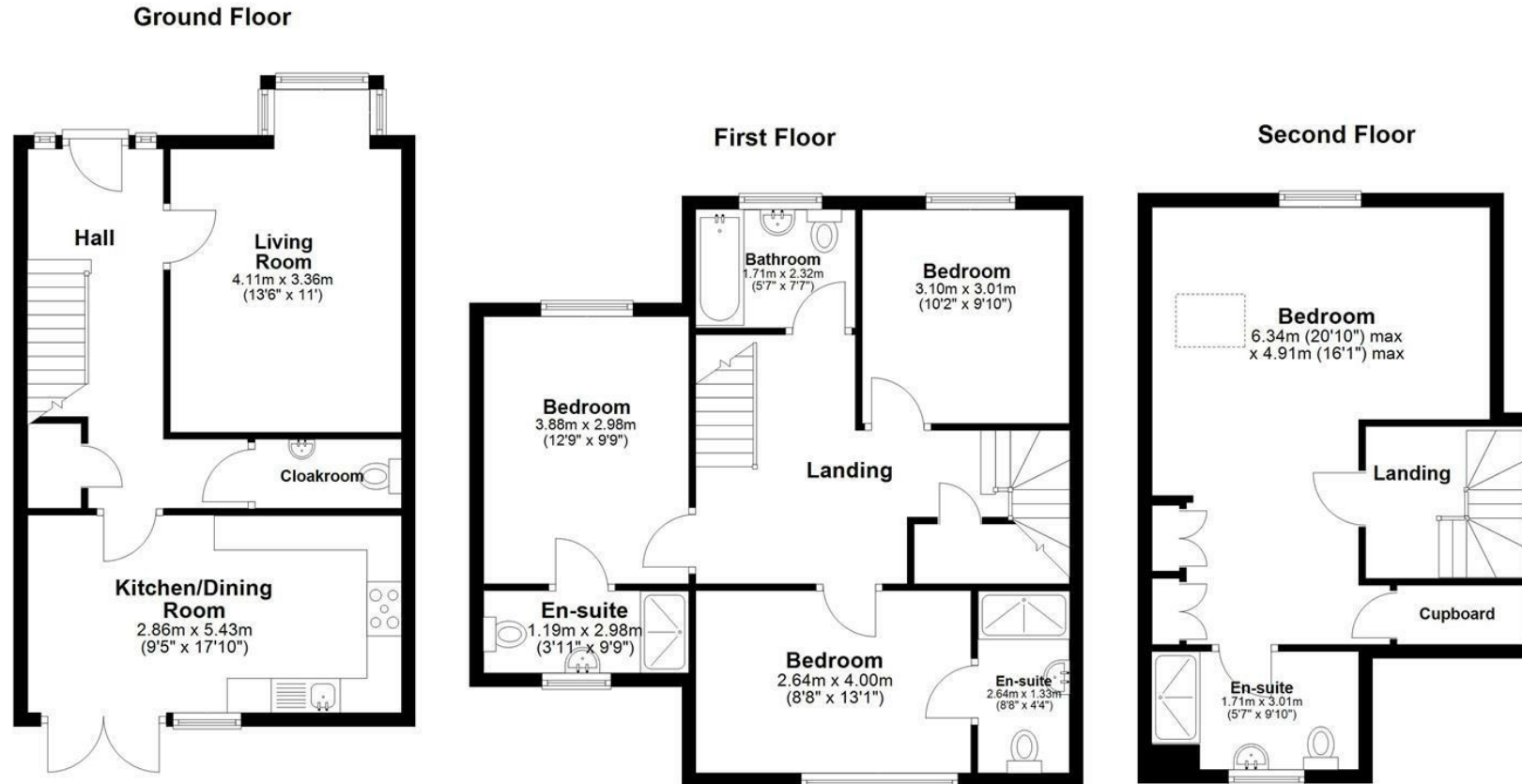
We have enjoyed family riverside bike rides and benefitted from a number of countryside and nature reserve walks right on our doorstep. This home has provided us with a happy, safe and peaceful environment to raise our toddlers into young men, surrounded by great neighbours. We will always have fond memories of our time in Kent.







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Total area: approx. 144.0 sq. metres (1550.5 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.



