

Bluebell

ESTATES



280, Rochester Road, Burham, ME1 3RJ

£367,500

About this property.....

Welcome to this charming home along Rochester Road in the village of Burham. This delightful property boasts a great amount of space, and the beautiful views surrounding the property add an extra touch of tranquillity to this already idyllic setting.

As you step inside, you'll be greeted by a well-presented interior that is sure to make you feel right at home. The downstairs offers a kitchen - dining room, with underfloor heating, ideal for home cooked meals in the evening. In addition is the lounge perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, a bathroom and cloakroom, there's plenty of space for the whole family. If you need extra space as your family grows, there is the option to create a 4th bedroom in the large loft space as one of the neighbouring properties has done.

One of the standout features of this lovely home is the parking availability - with space for three vehicles, including a larger than average garage and two additional parking spaces, you'll never have to worry about finding a spot for your car again.

Don't miss out on the opportunity to make this wonderful property your own - schedule a viewing today and envision yourself living in this fantastic home.

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.....

I am very sorry to be leaving this house and area, I'm afraid my future will be in Norfolk, I came across this village by complete accident over 5 years ago and noticed this house was for sale and made an enquiry with Bluebell Estates. I loved the position and location, you have a friendly community pub within a stones throw and a lovely war memorial garden literally opposite my house with a Union Jack flag proudly swaying in the wind, only once this was lowered to half mast when the queen died. The village and its people are proud of this garden and its lovely to see from my kitchen window.

I have extensively renovated this property to an above average standard. I have updated the plumbing and electrics too, everything has been renewed 5 years ago, new kitchen also both bathrooms and the convenience of a downstairs cloakroom too. I did consider at one point creating a 4th bedroom in the loft as one of the neighbours has done. This can be done under permitted development and the loft space is so large there is no need for a dormer window.

The garage was built from scratch during the lockdown and was designed for my VW caddy van to fit in which is 5 metres long, also there is a privilege of a further 2 parking spaces opposite the garage as well as directly outside the garage too. I've completely overhauled the garden and patio area too which has been completely renewed to a high standard incorporating a decent awning in the patio area.

No home is a good home without good neighbours and I am truly blessed with fantastic neighbours both sides of my house. They even cut the grass at the front which is the joint responsibility of everyone, I haven't done it once in 5 years due to having no lawnmower as the grass in my garden is artificial, they are fantastic people and I hope my new neighbours are of equal substance.

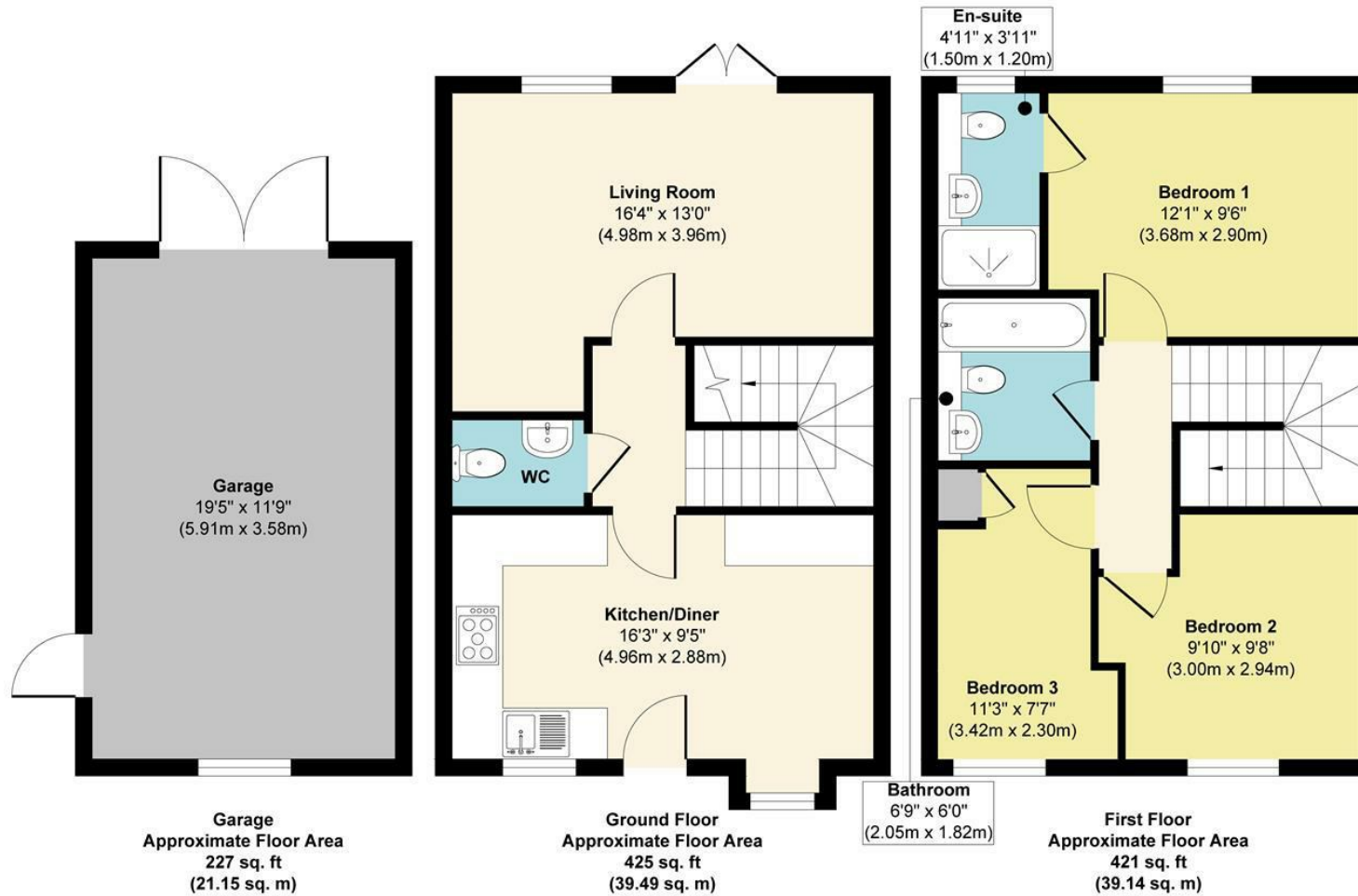
Conveniently located for Maidstone Rochester and Aylesford with short access to the M2, M20 and nearby Leybourne lakes which I often cycle too, someone will enjoy this fine house it's village and neighbours too.





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280 Rochester Road



Approx. Gross Internal Floor Area 1073 sq. ft / 99.78 sq. m (Including Garage)

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.



