



36, Oldfield Drive, Wouldham, Rochester, ME1 3GP  
Offers In Excess Of £425,000



## About this property.....

Nestled in a tranquil village location, this modern link detached home offers three spacious double bedrooms, making this an ideal family home. The property boasts a partially open plan kitchen-dining room, perfect for both everyday meals and entertaining guests, as well as a welcoming entrance hall and a convenient ground floor cloakroom. The main bedroom features an en-suite for added privacy and luxury, complementing the modern re-fitted family bathroom. The highlight of this home is its larger-than-average landscaped garden, facing a westerly aspect, ideal for basking in the late afternoon and early evening sun. Additional features include a part covered driveway leading to a garage, ensuring secure and sheltered parking. This property combines contemporary living with the peace and charm of village life, making it an ideal family home.

## 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 primary school was built in 2018 and boasts a Good rating from Ofsted. 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 around 24 minutes (15 miles) away by car, with trains to London St. Pancras taking only 19 minutes.



















## What the owner says.....

Modern Link-Detached Home with 3 Double Bedrooms  
Semi-Open Plan Kitchen-Dining Room  
Modern Living Room with Media Wall, Built-in Fire and Bay Window  
Ground Floor Cloakroom  
En-suite and Re-fitted Family Bathroom  
Larger than usual Westerly Facing Landscaped Garden  
Part Covered Driveway and Garage to Side  
Ofsted 'Good' Rated Village Primary School  
Great Walking and Cycling Routes on nearby River Medway and North Downs  
Ebbsfleet International is around 24 minutes (14 miles) away by car, with trains to London St.  
Pancras taking only 19 minutes.



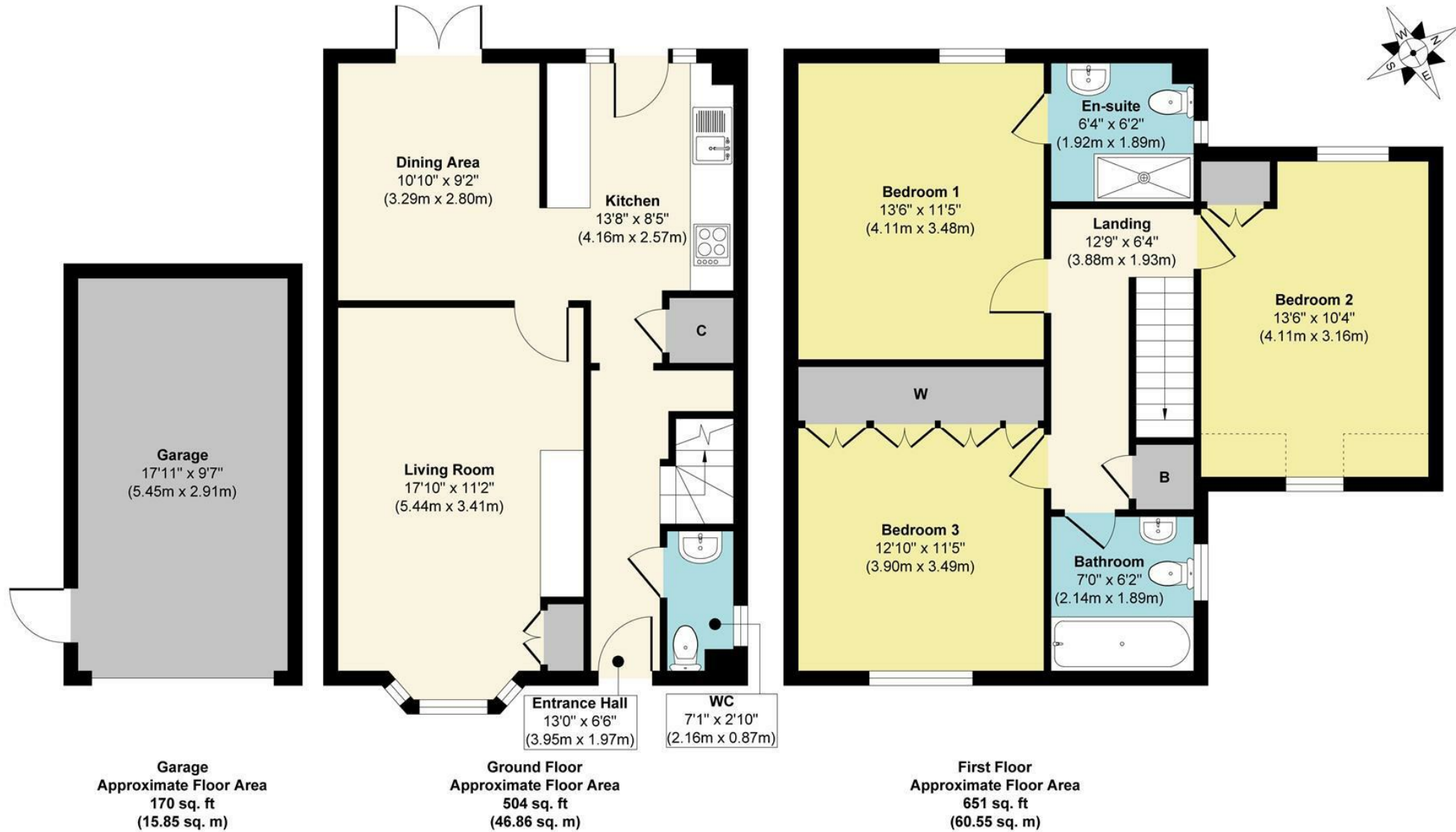








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**Approx. Gross Internal Floor Area 1325 sq. ft / 123.26 sq. m (Including Garage)**

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.









