

Bluebell

ESTATES



32, High Street, Wouldham, Rochester, ME1 3XB
Offers In Excess Of £295,000

About this property.....

Bluebell Estates are delighted to offer this modernised 2 two bedroom cottage in Wouldham, ideal for first time buyers, and comes with the benefit of being chain free.

Stepping into the property you are greeted by a cosy living room, with a cast iron fireplace, where you can enjoy reading a book, or relaxing after a long day. This leads through to the dining room, and then to the Kitchen. The property also boasts a useful utility area, freeing up cupboard space in the Kitchen. Upstairs you have 2 good sized bedrooms, and a bathroom accessed via the hallway.

We believe your favourite feature, that the property has to offer, will be the contemporary garden. The current owners have added a brilliant BBQ station, ideal for entertaining guests in the summer sun. At the rear of the garden is a lovely decked area, close to the mature pear tree. The summer house to the rear is currently being used as an office, but could be converted to a garden room, or gym, whatever your preference might be.

Don't delay in giving us a call to arrange your viewing before you miss out!

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 primary school boasts a Good rating from Ofsted and is set to grow even stronger.

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 only 22 minutes (14 miles) away by car, with trains to London St. Pancras taking only 19 minutes.













What The Owner Says...

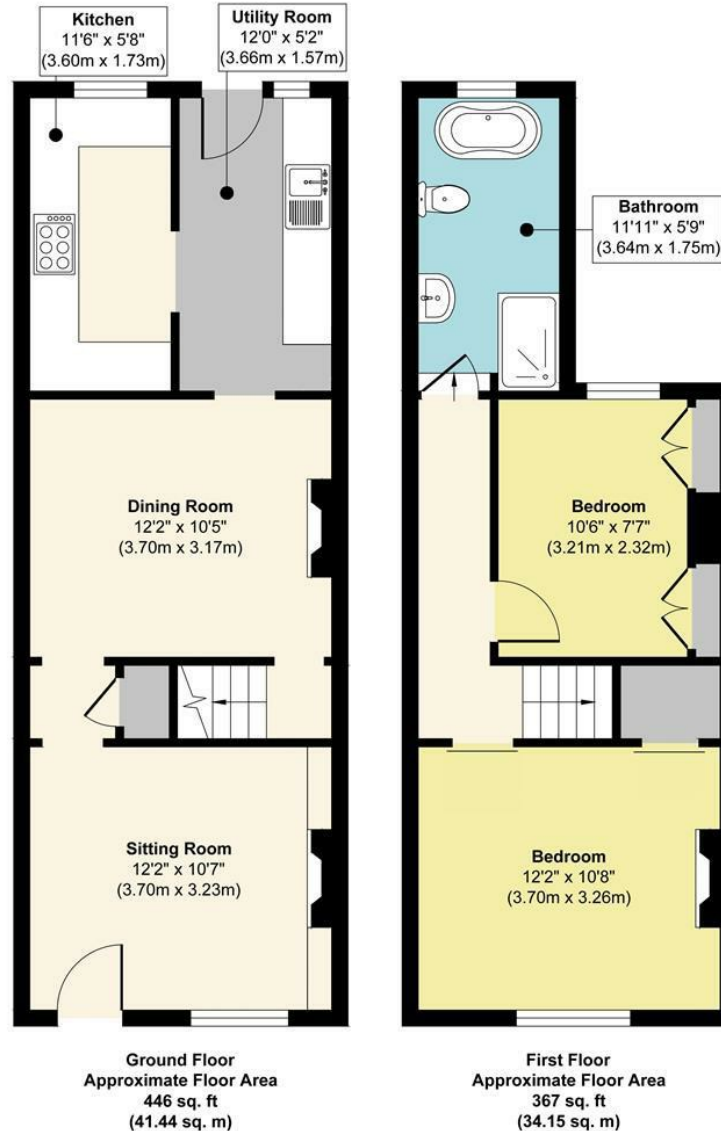
We have cherished every moment in this wonderful home since purchasing it in 2022. If it weren't for our jobs taking us overseas to Singapore, we'd happily stay here for many more years. We've renovated nearly every room to a high standard, making the space truly our own. The garden, with its decking and BBQ station, has been a summer haven for us.

Our neighbors have become dear friends and would be exceptional neighbors to the new owners. With no chain, this is a fantastic opportunity to move into a much-loved home.





32, High Street, Wouldham, Rochester, ME1 3XB



Approx. Gross Internal Floor Area 813 sq. ft / 75.59 sq. m

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.

