

Bluebell

ESTATES



13 Ravens Knowle, Knowle Road, Wouldham, Rochester, ME1 3XS

£275,000

About this property.....

Dreaming of a cottage with sweeping views and a peaceful setting? This semi-rural gem offers not only incredible value but also BREATHTAKING PANORAMIC VISTAS of the North Downs. Facing west, this home is perfectly positioned to capture STUNNING SUNSETS right from your doorstep.

Step inside and you'll be pleasantly surprised by the spaciousness. The open-plan living and dining area feels as large as those in much bigger homes, offering a welcoming space to relax or entertain. The modern kitchen is generously sized and well-equipped, leading conveniently to the bathroom. Upstairs, you'll find two cosy bedrooms to retreat to at the end of the day.

The east-facing rear garden is a sun-soaked haven in the mornings, while the added bonus of a parking space to the rear (shown with astro turf in the photos) makes life just that bit easier. Residents of Ravens Knowle also enjoy a communal garden at the front, maintained through a peppercorn rent of just £20 a year for insurance and admin costs. Each resident tends to their own patch, fostering a wonderful sense of community in this idyllic row of cottages.

With its perfect blend of charm, space, and scenery, this property won't be available for long—act quickly to make it yours!

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 boasts a Good rating from Ofsted and having been built not too long ago has the space to grow as the need arises. 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.....

I would like to say that my family have lived along this row over the last 100 years which shows testament of what a nice place it is to live. As well as the beautiful views you have from the property of the surrounding countryside it is a lovely community with friendly and supportive neighbours.





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Total area: approx. 62.0 sq. metres (666.9 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.



