



462, Rochester Road, Burham, ME1 3RH
£270,000

About this property.....

STUNNING VIEWS across the Medway Valley can be enjoyed from this, 2 bedroom cottage, in an elevated semi-rural location on the outskirts of the village of Burham. On entering the property, you find the cosy living room which leads into the dining room, recently fitted with a multi-fuel burner, ideal for keeping warm on a cold winters evening. Downstairs also has a modern kitchen and useful cloakroom.

Upstairs there are two double bedrooms with the bathroom off the main bedroom. There is a raised garden to the far rear in need of work and a small courtyard garden to the immediate rear, as well as an enclosed garden to the front and a further area of garden down to the pavement. The front garden is the perfect spot to sit and enjoy the views over the surrounding countryside and orientated to enjoy watching the beautiful sunsets over the Medway Valley. Parking shouldn't be an issue as you are out of the main village and there is plenty of on road parking in front of these cottages. For more information or to arrange a viewing please contact us on 01622 717500

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.









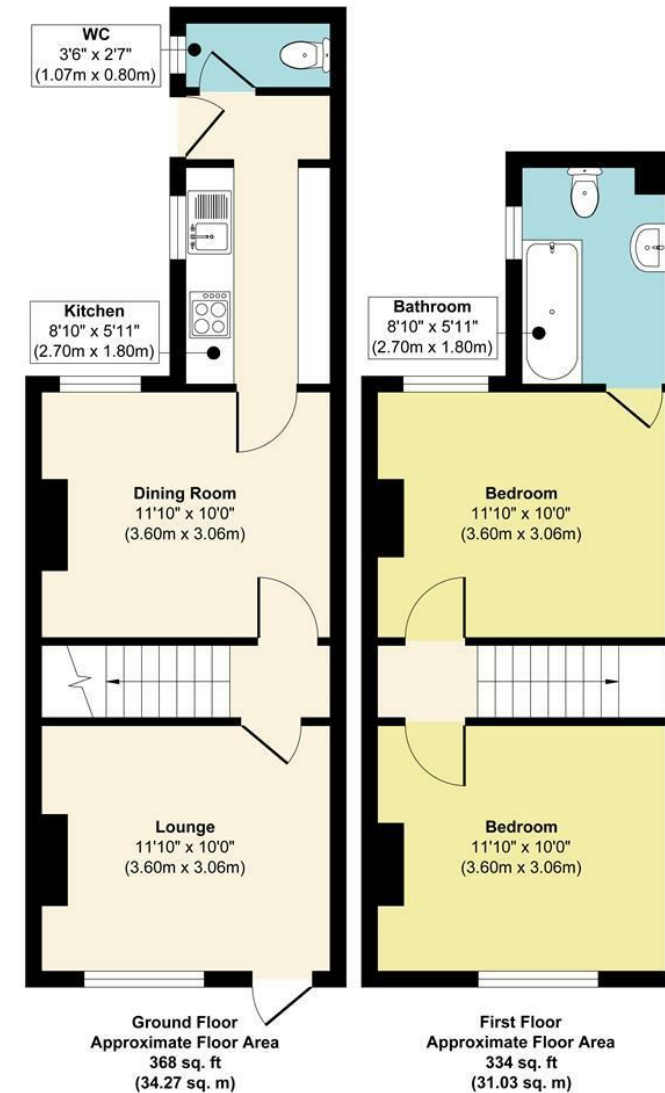
What the owner says.....

Two Bedroom Cottage
Living Room and Dining Room
Upstairs Bathroom
Elevated Position With Far Reaching Views Over Medway Valley
Garden To Front with Courtyard To Rear & Further Area Of Raised Garden In Need Of Work
Village Location
3.5 Miles To Snodland Station With Journey Times of 48 Mins To St Pancras



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Approx. Gross Internal Floor Area 702 sq. ft / 65.30 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.



