

# Bluebell

ESTATES



15, Castle Street, Wouldham, ME1 3UX  
£265,000



## About this property.....

Nestled on a quiet cul-de-sac, this delightful property offers the perfect blend of modern updates and countryside tranquillity.

Sympathetically modernised to retain its cottage charm, this home features freshly replastered walls and ceilings. Enjoy the comfort of RECENTLY REPLACED DOUBLE GLAZING including the front and back doors. Large windows in the bedrooms and lounge flood the home with natural light, creating a welcoming and airy atmosphere.

The kitchen, installed in the last 5 years, features shaker-style cabinetry, oak countertops, ample workspace, and a fitted electric oven and hob. There's also space for an integrated dishwasher. Karndean wood-effect flooring flows throughout the ground floor for a durable, low-maintenance touch, while the bedrooms have been updated with soft, neutral-coloured carpets. The bathroom includes a heated towel rail, a shower over the bath, and a utility area to house a washing machine and tumble dryer. Both bedrooms come with spacious wardrobes, offering plenty of storage solutions while the loft is fully insulated and partially boarded for additional storage.

A fully-wired, Ethernet-connected CABIN IN THE GARDEN offers a fantastic opportunity for a home office, studio or gym. The garden is WESTERLY facing so provides a serene space for outdoor dining, entertaining, or simply relaxing in the afternoon sun.

This charming home offers the best of both worlds—peaceful village living with all the modern conveniences and commuter connections. Ready to move in and enjoy

## Situation.....

If you want to be close to the Medway towns, including the historic city of Rochester but want a bit more peace and quiet then we feel Wouldham village could be the place for you. For outdoor lovers there are walks along The North Downs Way or along the River Medway and you can reward yourself after a long walk at The Medway Inn with a Sunday roast and pint of real ale or for something a little spicier in the adjoining Ruby's Indian restaurant. The Watermans Inn is great for a cold pint in the beer garden on a hot summers' day or in winter, snuggle up next to its Inglenook fireplace and enjoy a real ale with some of their great pub grub. The local primary school has been re-built and relocated and was rated by Ofsted as Good in the 2013 inspection and 2017 interim report. Commuters can access the M2 and M20 motorways nearby or get the train from Snodland station, a 3 mile drive away with journey times to London St Pancras of 43 minutes. Alternatively, Rochester station is just over 4 miles away with journey times to London Victoria, also in as little as 43 minutes.



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## What the owner says.....

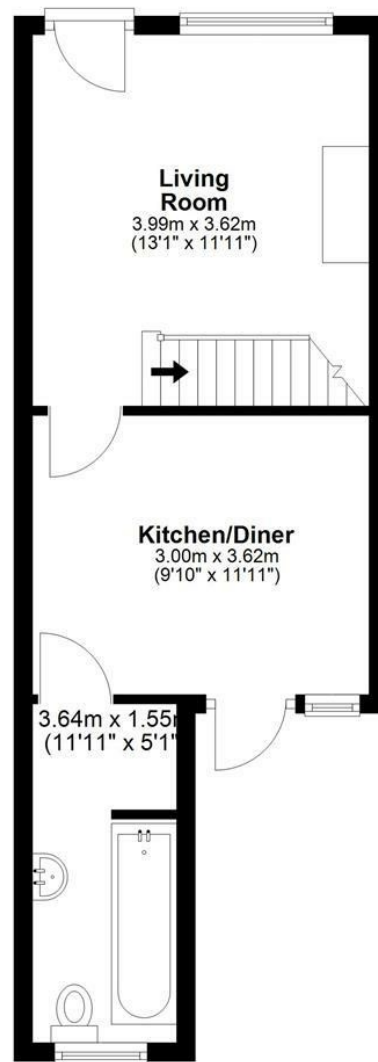
I've loved living in this home for 25 years, where I raised my daughter in a safe and peaceful environment. If she hadn't moved to the North East of England, I would have happily stayed here for the rest of my life! Over the years, the area has seen many improvements, such as the development of Peters Village and the new bridge over the River Medway, which has greatly enhanced local amenities and access to motorways and nearby supermarkets. Despite these changes, one thing that has remained constant is the incredible sense of community in Wouldham, which really stood out during the challenges of COVID, as everyone came together to support one another.

Castle Street itself has a wonderful community feel and offers a quiet, safe place to live, which has been ideal for raising a family.

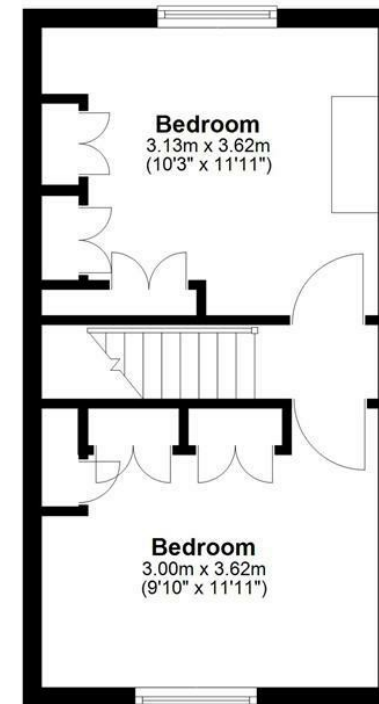
This home has provided everything I needed for a peaceful and comfortable life, and I'm confident it will do the same for its next owner.

15, Castle Street, Wouldham, ME1 3UX

**Ground Floor**



**First Floor**



Total area: approx. 57.3 sq. metres (616.4 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.



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