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16, Bell Crescent, Burham, Rochester, ME1 3SZ

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



16, Bell Crescent, Burham, Rochester, ME1 3SZ

- Striking Detached Four Bedroom Residence
- Three Receptions & Kitchen Breakfast Room
- Attractive Marble Fireplace & French Doors
- Four Double Bedrooms & Two Bathrooms
- South Facing Rear Garden With Patio Area
- Extensive Driveway & Double Garage
- Envious Quiet Location Within Burham
- Excellent Access To Maidstone, Rochester & London

Burham is a small, historic village nestled in the Medway Valley near Rochester, Kent, offering beautiful countryside views and access to a range of rural walks. With Roman origins and a 19th-century heritage rooted in the cement industry, the village is also home to the picturesque 12th-century St Mary's Church, situated by the river. Burham provides essential amenities, including a primary school, pre-school, village hall, GP practice, pub, garage, and local shops, while more comprehensive facilities can be found in nearby Rochester and Maidstone. Less than five miles away, Rochester is a vibrant historic town famously associated with Charles Dickens. It boasts one of the UK's oldest cathedrals, founded in AD 604, and hosts popular events throughout the year, including the atmospheric Christmas markets. The high street is rich in character, lined with independent shops, cafes, and antique stores. Rochester Train Station offers modern, high-spec facilities and excellent high-speed services into London, with journey times of under 40 minutes.

Just a short distance away, Chatham

Dockyard draws visitors from across the globe with its maritime history, now complemented by a growing marina development that includes bars, restaurants, and outlet shopping. Gillingham, another neighbouring town, features an ice rink, ski centre, and the scenic Capstone Country Park, ideal for walking and enjoying local wildlife. For those who enjoy outdoor water sports and nature, St Andrew's Lake in Medway is a popular destination for open-water swimming, paddleboarding, and lakeside walks, all set against a tranquil backdrop. The wider Medway area offers a strong selection of primary and secondary schools, including well-regarded grammar and private options such as The King's School in Rochester, one of the oldest schools in the world. Ebbsfleet International, less than a 20-minute drive away, provides rapid high-speed rail services to central London in just 18 minutes. For shopping and leisure, Bluewater Shopping Centre is easily accessible via the M2, offering a wide range of retail outlets, restaurants, and entertainment under one roof.



A highly desirable four-bedroom detached residence, set within the peaceful cul-de-sac of Bell Crescent and benefiting from a south-facing rear garden. Built in the 1990s, the property has remained in the same family for nearly 25 years and has seen various improvements over time. It now presents an exciting opportunity for a new owner to modernise and potentially further enhance. Bell Crescent offers over 1400 sq.ft of beautifully presented accommodation in addition to a double garage, which could be used as a self-contained annexe STPC



The exterior of this property presents a well-maintained, traditional-style detached brick home with a pitched tiled roof and symmetrical façade. The red brickwork is complemented by dark brown timber-style window frames and a gabled porch featuring classic Tudor-style timber detailing, adding character to the entrance.

The front door opens into a practical lobby—ideal for storing coats and shoes—which in turn leads into a spacious entrance hall with a

cloakroom and stairs leading to the first floor. Solid oak flooring runs seamlessly throughout most of the ground floor, creating a warm and cohesive feel that continues into the main living areas at the rear of the property.

The dining room and sitting room are partially open-plan, separated by French doors that offer flexibility between the two spaces. The sitting room features an elegant fireplace housing a gas-fuelled, wood-burning-style stove, with marble mantle adding a cosy focal point to the room.

Positioned at the front of the house, the kitchen/breakfast room is well-equipped with a range of cabinetry and integrated appliances, including a dishwasher, oven, gas hob, and a stainless-steel sink with mixer tap. This space is complemented by a well-appointed utility room, offering ample space for laundry appliances and additional storage.

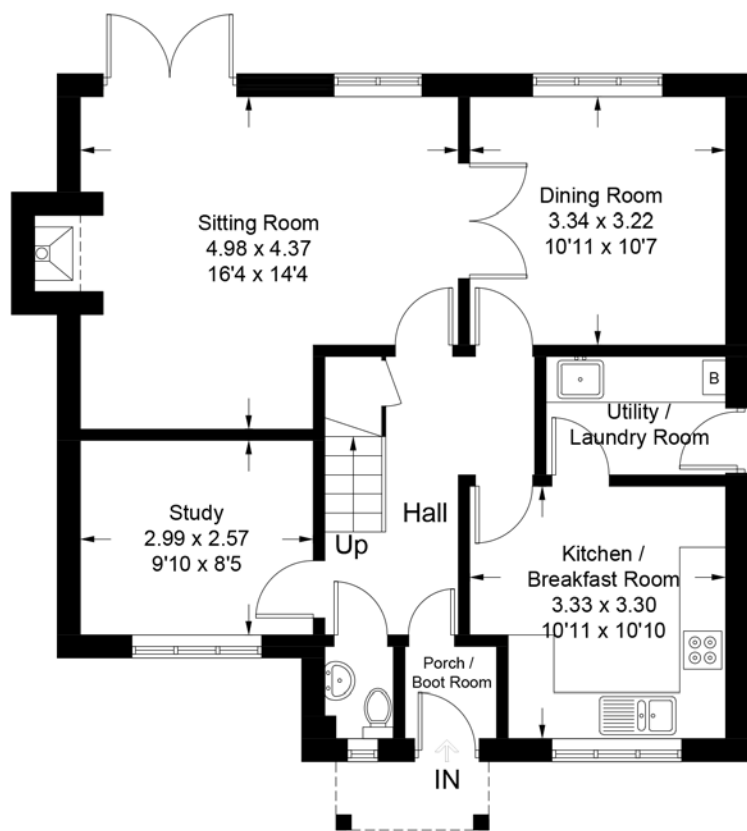
The ground floor is completed by an additional reception room, perfect as a home office, playroom, or snug. To the first floor a galleried landing leads to

four double bedrooms and a well-appointed family bathroom. The principal bedroom is exceptionally large and has fitted wardrobes and an ensuite bathroom.

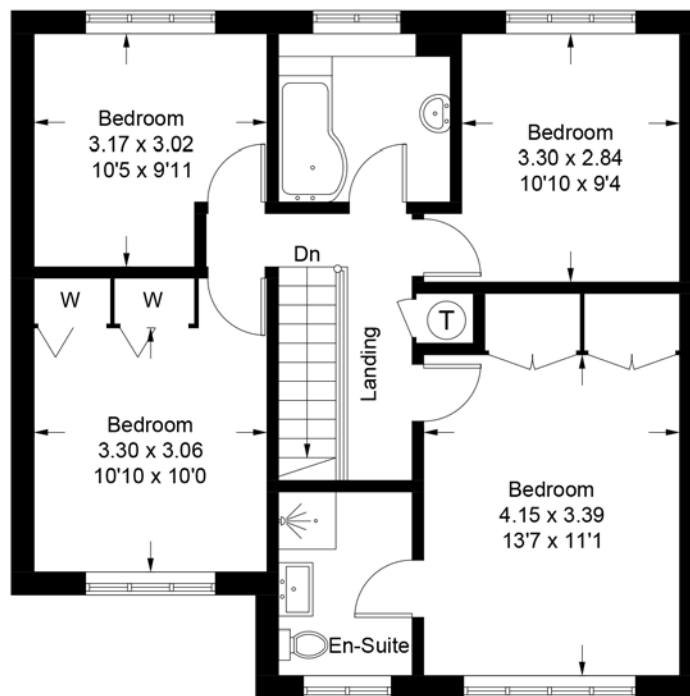
OUTSIDE:

Number Sixteen sits on a generous plot, with a block-paved driveway offering ample off-road parking. The frontage is softened by well-maintained shrubs and low-maintenance planting, creating a welcoming first impression. To the left, a detached double garage provides secure parking and storage, with potential for conversion into a home gym or small annexe (subject to planning permission).

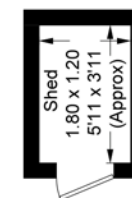
To the rear, the south-facing garden is accessed via French doors from the sitting room, opening onto a spacious patio—perfect for outdoor dining and entertaining. Beyond, a well-kept lawn stretches out, bordered by mature hedging and established shrubs, offering privacy and a tranquil setting.



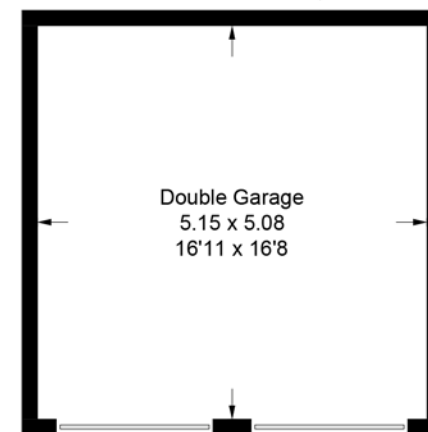
Ground Floor - 67.8 sq m / 730 sq ft



First Floor - 66.7 sq m / 718 sq ft



(Not Shown In Actual Location / Orientation)



Outbuildings

(Not Shown In Actual Location / Orientation)



TOTAL FLOOR AREA: 1754 sq. ft (163 sq. m)
HOUSE: 1448 sq. ft (134 sq. m)
GARAGE: 306 sq. ft (28 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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