



8 Mill Lane
Blue Bell Hill | Chatham | Kent | ME5 9RB

FINE & COUNTRY

Seller Insight

“It was the flexibility and space that drew us in – the layout is great for family life,” say the owners of this 1980s built home. “What’s more, Blue Bell Hill is a very sought-after village in an excellent location.” Set back from the road and surrounded by mature gardens, the house offers a sense of privacy that’s rare in such a well-connected location.

“We’re between Maidstone and the Medway towns, with great motorway access for work and family, but this spot feels almost rural,” they explain. “The road itself is peaceful, and every house on it is different. There’s a real sense of character and community.” The garden, which faces south, has been a constant source of joy. “It’s not overlooked, and it just feels like your own little world,” they say. “There are beautiful established trees—an Acai and a Magnolia—and our kids love the climbing frame and decking. Even the front garden has character, with four striking Italian cypress trees.”

Although no major renovations have been made yet, plans are already in place. “We’ve had structural drawings done and planning permission granted to extend, adding a master suite upstairs and expanding the living areas downstairs,” they note. “There’s real potential to grow into this house.” They add, “there’s a large living room that flows into the dining room through glass doors, and both feel light and airy. We’ve made it really cosy—ideal for relaxing—but also brilliant for entertaining. That balance has been so important to us.”

Beyond the home itself, the community spirit of Mill Lane stands out. “When we had car trouble, our neighbour just lent us their car for months—people here look out for each other. It’s a proper village feel,” they explain. “There’s a cricket club, village fêtes, even a fish and chip van every Tuesday. And the meadow at the end of the lane is perfect for dog walks or letting the kids run wild.”

As they prepare to move closer to their children’s schools, the owners of 8 Mill Lane reflect on what they’re leaving behind. “It’s the quiet we’ll miss the most,” they say. “There’s such peace here—the birdsong, rustling leaves, horses passing along the North Downs Way. It’s been a real haven. We’ll miss the sunsets, the calm, our cosy living room, the friendly neighbours – honestly, everything. This home has been full of love, laughter, and comfort.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

8 Mill Lane

Fine & Country are delighted to present this superb five-bedroom detached residence, enviably positioned within the charming Blue Bell Hill Village. Combining elegant, contemporary interiors with a tasteful palette of colours, this wonderful home is light-filled, spacious, and thoughtfully designed for modern family living. With the rare benefit of approved planning permission, it offers exciting scope to enhance, add value, and evolve in line with your growing needs.

Behind its attractive façade, the property reveals a beautifully arranged interior that flows effortlessly between sociable and more intimate spaces. A fitted kitchen/breakfast room forms the heart of the home, perfectly complemented by a dedicated utility room. A formal dining room enjoys lovely views across the garden and leads through double doors to a generous sitting room, a relaxing retreat with a warm ambience. A separate study provides ideal space for home working, or could serve as a fifth bedroom on the ground floor, supported by the convenience of a cloakroom.

Upstairs, four generously proportioned double bedrooms provide calm and comfort in equal measure. The principal suite is a luxurious sanctuary complete with stylish en suite facilities, while the remaining bedrooms are served by an equally impressive family bathroom.







Step outside

8 Mill Lane

Planning permission is already in place, offering the next owners an exceptional opportunity to reimagine and extend this fine home. The approved plans include converting the existing garage and adding a single-storey extension to the rear and side, enabling the creation of an expansive open-plan kitchen, family, and dining room with bi-folding doors that open onto the garden, delivering a seamless indoor-outdoor lifestyle. The first-floor extension allows for the creation of a palatial principal suite, offering a truly indulgent private haven.

Externally, the property is further enhanced by its sizeable private garden, a perfect backdrop for entertaining, relaxation, or children's play. The expansive driveway and 'current' double garage provide ample parking and storage.

Situated in the picturesque Blue Bell Hill Village, the property enjoys a tranquil setting with the convenience of excellent transport links. The village itself occupies an elevated position, with breathtaking views of the Kentish countryside from its renowned viewpoint. Within five miles lie the bustling centres of Rochester and Maidstone, offering a wealth of amenities including retail outlets, restaurants, state and private schooling, and leisure facilities. For commuters, the M20 and M2 motorways are within easy reach, while Aylesford railway station (three miles) and Rochester station (four miles) provide services into London, with high-speed connections via Ebbsfleet International reaching the capital in around 40 minutes.

Freehold

Council Tax Band G

EPC Rating D

For mobile phone coverage in the area please look online

Superfast & Standard broadband are available at the property, for more information please look online

Utilities:- Electric / Gas / Water / Drainage / Cable TV or Satellite / Phone / Broadband

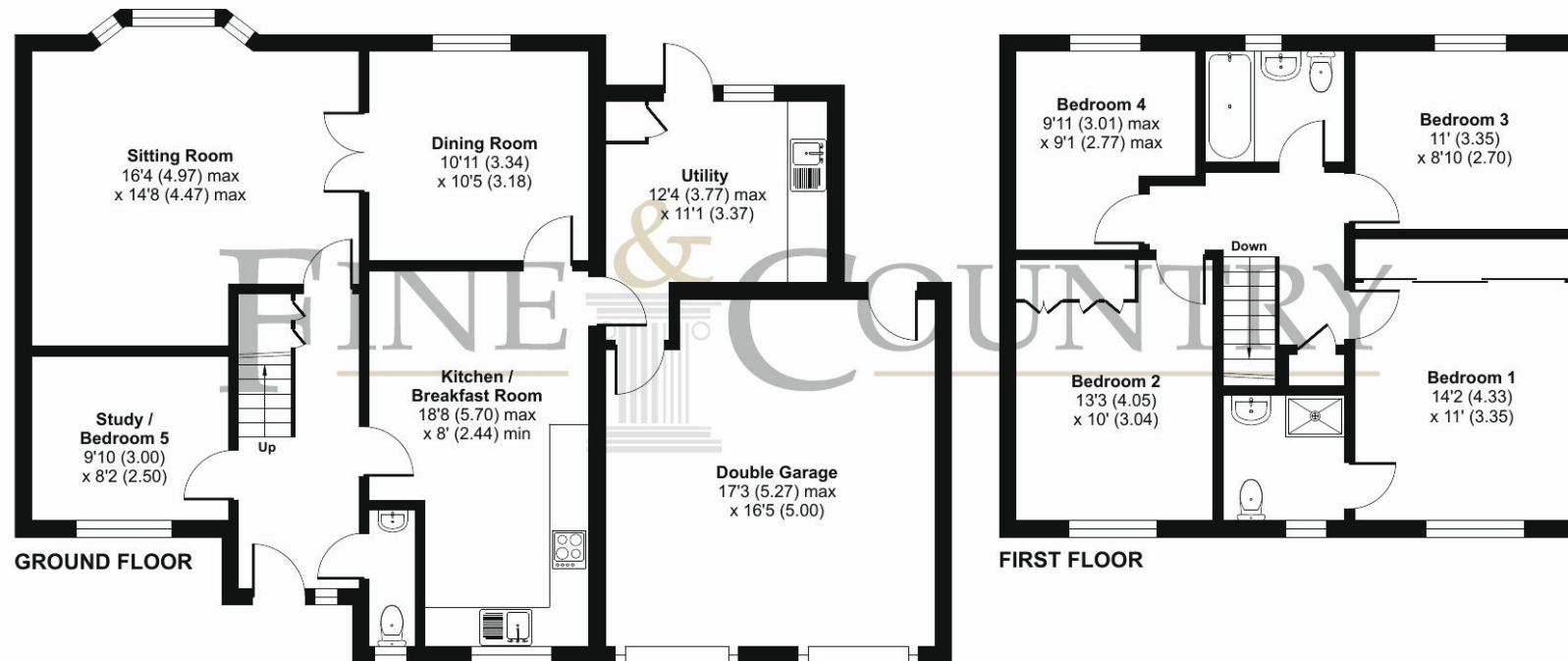
Guide price £675,000 - £700,000



Mill Lane, Blue Bell Hill, ME5

Approximate Area = 1513 sq ft / 140.5 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1306629

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 04.07.2025



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