



Woodbine Cottage
302 Warren Road | Chatham | Kent | ME5 9RF

Seller Insight



Woodbine Cottage has been my home for over 20 years, and from the moment I first saw it, I knew it was something special."

"It was the quirkiness that drew me in - the unusual architecture, the wonderfully private garden, and the sense of seclusion despite being so conveniently located. It offered the best of both worlds: character and calm."

"Over the years, I've maintained the property, including a full revamp of the balcony and patio area. One of my favourite additions is the hobbit hut - a truly unique space with bottle-bottom windows that add a touch of whimsy to the garden and its very much a talking point."

"My favourite room in the house is the master bedroom. It's a peaceful retreat with my reclining chair by the window - it's the perfect spot to sit and enjoy the view. It's a real suntrap and a wonderful place to unwind on my own or with friends."

"The garden has been my sanctuary. It's beautifully secluded and alive with wildlife. I feed the badgers regularly, and I often spot owls among the many birds that visit. It's incredibly peaceful here. I love gardening and hosting BBQs - the space is both relaxing and sociable, and it's been the setting for many happy memories. My children loved camping out in the garden, and over the years, we've had countless birthday parties and get-togethers."

"Woodbine Cottage is a fantastic home for entertaining. The layout flows effortlessly, making it ideal for everything from cosy evenings with friends to summer patio parties. The kitchen is spacious enough for hosting, and I've always loved cooking for others. The large lounge, complete with a log-burning fire, is especially cosy in the winter months. Bonfire Night is a favourite - you can see the Maidstone fireworks display from the garden."

"It's a safe, friendly area with just six properties nearby, and although we're close, each home has its privacy. The local pub is perfect for a Sunday lunch."

*"As I prepare to downsize, I know the time is right - but that doesn't make it any easier to say goodbye. This home holds so many precious memories as it's where my children grew up. Woodbine Cottage deserves a new family to fill it with joy once again. There is so much scope and opportunity here, and I hope the next chapter is every bit as special as the last."**

* 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

Woodbine Cottage

Fine & Country presents Woodbine Cottage, a highly individual and character-filled country home occupying an elevated plot of approximately 0.65 of acre, set against the dramatic Kent Downs, in an Area of Outstanding Natural Beauty. This substantial four-bedroom detached residence offers over 2,700 sq ft of accommodation across a series of split levels, cleverly reconfigured from two former cottages and extended to create a wonderfully private and versatile family home with breathtaking panoramic views.

A rare opportunity for those seeking a rural retreat with genuine personality, Woodbine Cottage offers scope for imaginative reworking and modernisation, alongside an enchanting lifestyle defined by nature, tranquillity and far-reaching scenery. The gardens are a true highlight, mature, secluded and designed to maximise the home's elevated setting, they wrap around the property with a variety of terraced seating areas, lawns and secret spaces including a charming hobbit hut and newly upgraded patio terrace.

Inside, the home unfolds across four distinct levels. The main living spaces sit at the heart of the home, with a spacious reception room and separate dining room both looking out onto the gardens. A central staircase connects these areas with the upper and lower levels, creating a fluid yet defined sense of space. To the rear, a light-filled kitchen with ample work surfaces and storage opens into a bright study area, a pleasant vantage point over the garden and an ideal space for home working or casual breakfasts.

The accommodation is adaptable throughout. On the lower ground floor, a large basement, utility area, boiler room and storage room offer excellent practical space, connecting directly into the generous integral double garage. These spaces present interesting opportunities for workshop, gym or studio use.

Upstairs, four well-proportioned bedrooms are arranged over split landings, allowing for privacy and flexibility. The principal bedroom is an inviting retreat with broad windows that frame the valley view, a perfect spot for morning coffee or a peaceful afternoon escape. A family bathroom and additional shower room complete the upper floors.





Step outside

Woodbine Cottage

Externally, the property is approached via a private driveway with parking for several vehicles and access to the double garage. Above the garage is a flat roof terrace, offering one of the finest viewpoints on the plot, an ideal setting for evening drinks or even summer entertaining under the stars.

Location

Woodbine Cottage is tucked away in a quiet and secluded position on the fringes of Blue Bell Hill village, part of the Kent Downs Area of Outstanding Natural Beauty. The village enjoys a highly elevated position, affording breathtaking views across the surrounding countryside from its well-known viewpoint. Nature reserves, walking trails and the historic Pilgrims' Way are all on the doorstep, as well as horse riding routes and access to local vineyards.

Despite the tranquil setting, amenities are close at hand, with the historic centres of Rochester and Maidstone both within five miles and offering a wide range of shopping, dining and leisure facilities. The area is well served by reputable schools, including Tunbury Primary, Greenacres Academy and several grammar schools in Chatham, Maidstone and Rochester.

Transport links are excellent, with the M2 and M20 close by for road travel, and rail connections available at Aylesford and Rochester stations. High-speed services from nearby Ebbsfleet International reach London in under 20 minutes, making this a practical base for commuters who want countryside living without compromise.

Freehold

Council Tax Band G

EPC Rating E

For mobile phone coverage in this area please look online

Superfast & Standard Broadband available at the property for more information please look online

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

Drainage is via private cesspool, unknown if compliant - professional advice should be sought

The vendor owns the driveway to the property. The neighbouring house has access rights, maintenance costs are shared on an adhoc basis

Guide price £800,000 - £850,000



Warren Road, Chatham, ME5

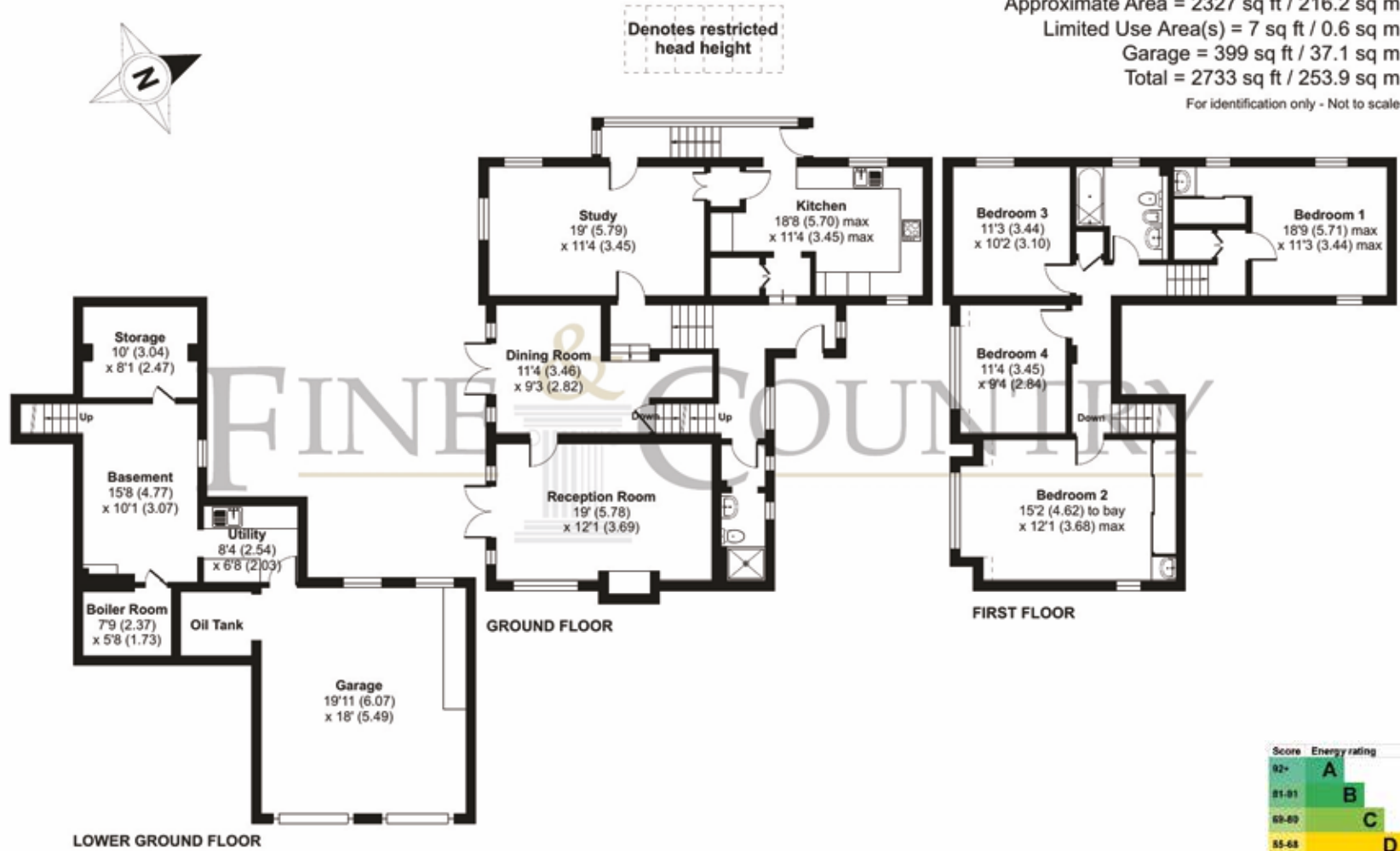
Approximate Area = 2327 sq ft / 216.2 sq m

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Garage = 399 sq ft / 37.1 sq m

Total = 2733 sq ft / 253.9 sq m

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: 1315739

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	63 D
39-54	E		
21-38	F		
1-20	G		

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