

# Bluebell

ESTATES



8, The Fields, Hoo, ME3 9FW  
GUIDE PRICE £450,000 - £465,000

## About this property.....

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Step into this four-bedroom detached house, offering a smart and versatile layout ideal for family life or remote working. With no onward chain, this property is ready for you to move straight in.

On the ground floor, you'll find a generous living room perfect for relaxing or entertaining, alongside a separate dining room that can easily double as a home office or playroom. The bright kitchen-breakfast room opens directly onto the garden and a downstairs cloakroom adds everyday convenience. Upstairs, the principal bedroom benefits from its own en-suite bathroom, while the galleried landing enhances the sense of space and light throughout the upper floor.

Outside, the landscaped rear garden is designed for low maintenance and includes a courtesy door into the garage. A driveway at the side provides parking for two vehicles.

Contact us today to learn more or arrange a viewing - your next chapter starts here.

## Situation.....

Hoo St Werburgh, commonly referred to as Hoo, is a large village and civil parish located in the Medway district of Kent. Set in a semi-rural location, Hoo combines access to countryside and riverside walks with nearby transport links. Sitting on the Hoo Peninsula, which also includes nearby villages such as Chattenden, the village is home to several community facilities, including Hoo Village Hall and Jubilee Hall. If you fancy taking up sailing, the local sailing club is just 2.7km away from this property.

The area is served by a number of schools, including Hoo Primary School and The Hundred of Hoo Academy, both rated Good at their latest Ofsted inspections in 2024. The surrounding area offers open spaces, local shops, and recreational amenities. Strood mainline station is a short drive away and provides rail connections to London Victoria, Charing Cross, Cannon Street, and high-speed services to Stratford and Ebbsfleet International.

Road access is supported by proximity to the A2 and M2 motorways, offering routes to Bluewater Shopping Centre, London and Dover.











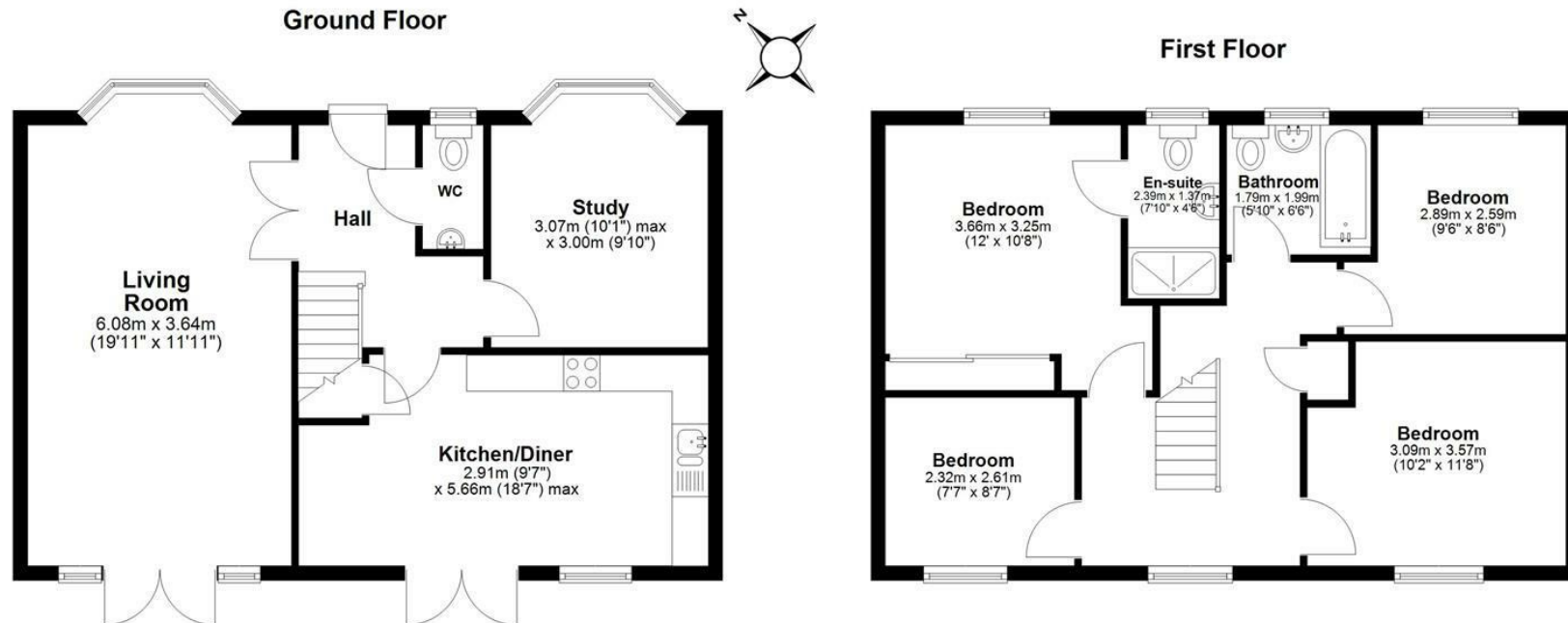
## Useful Information...

Chain Free  
4 Bedroom Detached Family Home  
Living Room & Further Reception Room - ideal as a playroom or home office  
Downstairs Cloakroom  
En-Suite to Principle Bedroom  
Landscaped Rear Garden  
Garage & Driveway





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Total area: approx. 115.0 sq. metres (1237.7 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.



