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148, Common Road, Blue Bell Hill, ME5 9RG

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## 148, Common Road, Blue Bell Hill, ME5 9RG

- A Substantial Modern Residence
- Almost 9000 Sq.Ft Including Outbuildings
- Thoughtfully Designed & Beautifully Built
- Fine Craftmanship Throughout
- Equestrian Facilities With Stables & Paddocks
- Multiple Outbuildings With Excellent Potential
- Set Within An Approx 1.16 Acres
- Surrounded By An Area Of Outstanding Natural Beauty

### SITUATION:

Blue Bell Hill is a beautiful and peaceful village nestled near Chatham in Kent, renowned for its breathtaking views over the Medway Valley, its rich history, and its strong sense of community. Surrounded by natural beauty and woodlands, the village offers a perfect blend of rural charm and accessibility, making it a desirable place to live and visit.

The area is further enhanced by a larger selection of shops found at the nearby Hempstead Valley shopping centre which has a Marks and Spencer's and several eateries.

Chatham dockyard is just a few miles away and draws visitors from all over the world, it has now extended to offer an array of bars, restaurants, and outlet shopping alongside the elegant marina.

Rochester, less than five miles away, is a historic town known for Charles Dickens, it has a Cathedral that was founded in AD604 and holds many festivities including the

annual Christmas markets. The high street is steeped in history and has an array of quaint little cafes, independent retailers, and antique shops. Rochester train station is a modern design incorporating the latest high specification finishes and provides excellent high-speed links into London in less than 40 minutes.

Gillingham is another neighbouring town and has an ice rink, ski centre and the lovely Capstone Park home to nature and pondlife. The Medway towns have a good selection of primary, secondary, and private schools including Kings school in Rochester which is the second oldest school in the world. Rail links from Rainham and Gillingham provide excellent connection with the city in under an hour as well as great accessibility to Kents coast.



DESCRIPTION:

A Striking & Versatile Country Residence with Extensive Grounds & Equestrian Use

Occupying approximately 1.16 acres, this impressive and highly versatile property offers an exceptional lifestyle opportunity in a peaceful rural setting surrounded by rolling countryside. Designed and built by the current owners less than ten years ago, the main residence provides over 2,500 sq. ft. of beautifully appointed family living space, thoughtfully constructed with a focus on fine craftsmanship, energy efficiency, and timeless style.

While the main house sits within a more formal landscaped plot of approximately a quarter of an acre, the wider grounds open up exciting potential for multiple uses, including equestrian, kennels, or other commercial/business ventures. The property features multiple paddocks, a sand school, a hay barn, stables, and several outbuildings, making it particularly well suited to horse

owners or those seeking land for animals, storage, or trade use. This flexibility would also appeal to lifestyle buyers looking to work from home or develop a business in a tranquil yet accessible location.

From the moment you arrive, the property impresses with its attractive façade—a charming blend of weatherboarding and exposed brickwork. The centrally positioned front door sits beneath a pitched, pillared canopy, accessed via handsome stone steps.

The interior opens into a large and welcoming reception hallway, where an oak staircase rises to a striking mezzanine landing framed by a glass balustrade. To one side, a 20-foot dual-aspect sitting room enjoys wood-effect flooring, a central wood-burning stove with a reclaimed brick surround, and a solid oak bressummer beam salvaged from a historic galleon ship—blending warmth, character, and history.

The open-plan kitchen/dining room is the heart of the home—a bright and sociable space with sleek gloss cabinetry, granite worktops, and a full suite of integrated appliances including a dishwasher, fridge freezer, double oven, induction hob, hot water tap, washing machine, and tumble dryer. A peninsula breakfast bar provides a natural divide between the kitchen and dining area, with bi-fold doors opening onto the garden for seamless indoor-outdoor living.

Upstairs, there are three generously proportioned double bedrooms and a luxurious family bathroom. The principal suite is over 20 feet wide, enjoying dual-aspect views and a private en suite shower room. This room could easily be reconfigured to create a fourth bedroom, offering flexibility for growing families or those needing a home office or guest accommodation.





The home was built with energy efficiency in mind, featuring high levels of insulation, double-glazed windows and doors, and a modern zoned central heating system, contributing to lower energy bills and a reduced carbon footprint.

AGENTS NOTE: The property currently has private drainage, but mains drainage will be connected prior to completion. All other services (water, electricity) are already mains connected. The plot is in the process of being divided; access will be shared, and the wider commercial elements of the property may be sold separately depending on the buyer's needs.

OUTSIDE:

To the front, there is ample driveway parking and space for a garage if desired. Two sets of bi-fold doors open onto a large patio terrace, perfect for entertaining and al fresco dining. A charming, brick-built outbuilding—known as the 'Red Dragon'—serves as a fantastic party space or private bar, complete with a cosy, pub-like ambience.

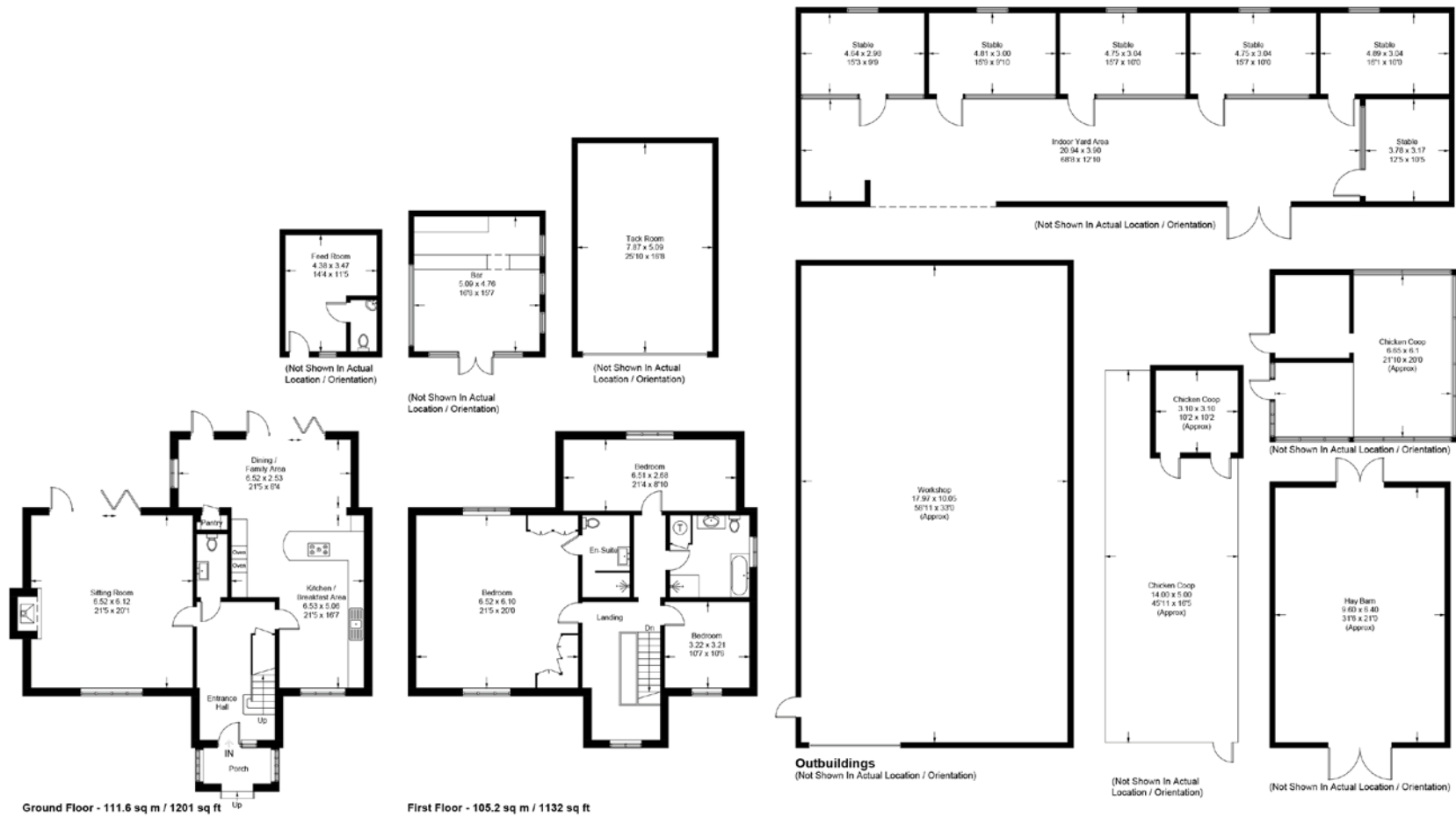
Stone steps lead down to a generous lawned garden, where a canopied garden shelter wrapped in mature climbing plants offers a peaceful, shaded retreat. Festoon lighting creates a magical setting for evening relaxation or gatherings with friends and family.

Beyond the formal garden lies the extensive 1.16-acre plot, which includes paddocks, a sand school, stabling, and outbuildings, offering huge scope for equestrian use, a kennels business, or a variety of alternative commercial ventures (subject to any necessary planning consents).









TOTAL FLOOR AREA: 8846 sq. ft (821 sq. m)  
 HOUSE: 2333 sq. ft (216 sq. m)  
 OUTBUILDINGS: 6513 sq. ft (605 sq. m)



EPC RATING  
 C



COUNCIL TAX BAND  
 G



GENERAL INFORMATION  
 Private drainage  
 All other services are mains connected

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