Church Street, Burham, Rochester, ME1 3SD
Offers Over £275,000

Page & Wells

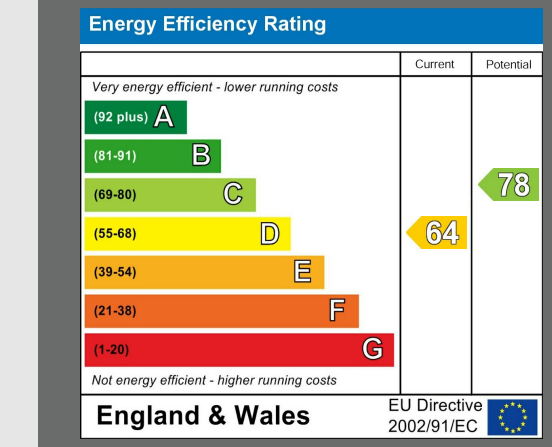
CHARMING 2/3 BEDROOM COTTAGE in the picturesque village of Burham, Rochester, this charming end-terrace cottage offers a delightful blend of character and tonnes of potential. You are welcomed in via a convenient porch that leads into a cosy lounge, complete with an original fireplace that adds warmth and charm to the space.

As you move through the cottage, you will find an open kitchen with dining area, creating an inviting atmosphere perfect for both cooking and entertaining. The bathroom is conveniently located at the rear, ensuring practicality for everyday living. There is noticeably a NEW boiler installed.

Upstairs, the cottage boasts two generously sized bedrooms, each offering a peaceful retreat. Additionally, one of the bedrooms features a versatile third space currently used as a home office but offers a multitude of possibilities for use. The views from the windows are truly breath-taking, overlooking the stunning North Downs and surrounding farmland, providing a serene backdrop to your daily life.

The outdoor space is equally impressive, featuring a lovely garden that includes an original outbuilding currently used for storage, a large wooden workshop, and ample lawn and patio areas for relaxation and outdoor activities. A unique original well adds to the historical charm of this property, making it a truly special place to call home. EPC Rating D.

- **Stunning Burham Location**
- **Charming 2/3 Bedroom Cottage**
- **End Of Terrace**
- **Bathroom To The Ground Floor**
- **Rural Stunning Location**
- **2 Good Size Reception Rooms**
- **NEW BOILER INSTALLED**
- **EPC Rating D**



LOCAL AREA INFORMATION FOR BURHAM

Burham is a rural village on the southern side of the North Downs in a designated Green Belt area. It lies along Pilgrims Way (the ancient route along the Downs linking the cathedral cities of Winchester and Canterbury). There are an abundance of country walks and pleasant views whichever direction you travel in this village with the North Downs being the highlight.

Although Burham feels a rural location, it is actually very conveniently located. It provides easy access to both the M20 and M2 motorway networks, as well as being located approximately 6 miles Maidstone and approximately 5 miles Rochester. It is close to 3 other pleasant villages Aylesford, Eccles and Wouldham.

For education there is a comprehensive range of primary, grammar and private educational opportunities locally. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold House
Council Tax Band B
EPC Rating D
Newly Installed Boiler
Lovely Wooden Workshop
Side Bike Access
Bike Shed

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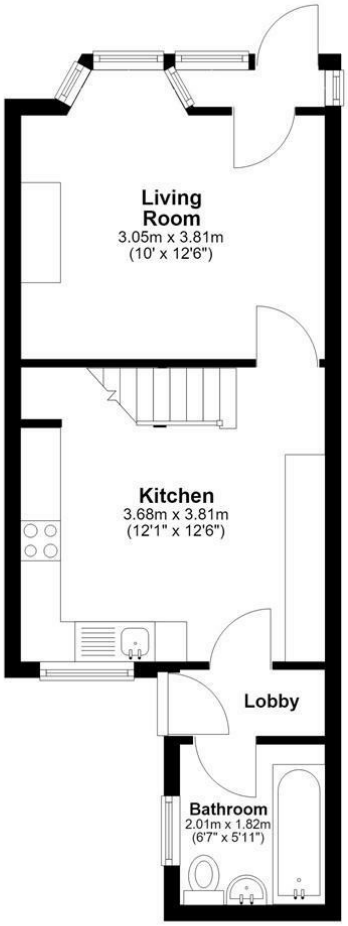
larkfield@page-wells.co.uk

Ground Floor



First Floor

Total area: approx. 64.8 sq. metres (697.7 sq. feet)

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