

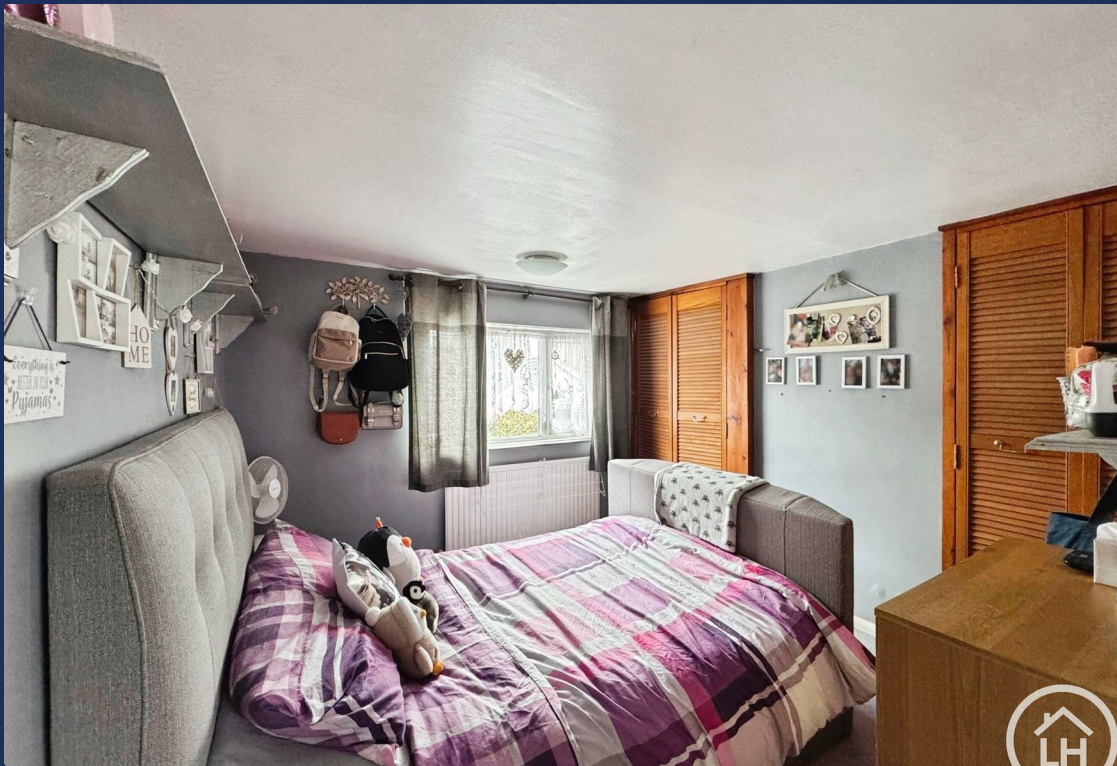


Dunn Street, Bredhurst, Gillingham

Offers In Excess Of  
£260,000

## Key Features

- Two Bedroom Cottage
- Enclosed Rear Garden
- Sought-After Semi-Rural Location
- Spacious Lounge Measure 22' ft
- No Onward Chain
- Great Commuter Links
- Versatile Loayout
- Local Village Pub & Community Atmosphere
- EPC Rating - E - (53)
- Council Tax Band - C



## Property Summary

LambornHill Estate Agents are delighted to present Willis Cottage, a charming two-bedroom terraced home located within the desirable semi-rural village of Bredhurst. Offering a balance of character, comfortable living space and a peaceful setting, this home is ideal for buyers looking to enjoy village life while remaining within convenient reach of nearby towns and commuter routes.



## Property Overview

The property opens directly into an impressively sized lounge measuring over 22ft, creating a bright and welcoming living space ideal for relaxing or entertaining. From here, stairs rise to the first floor and access is provided through to the kitchen.

The separate kitchen sits to the rear of the property and leads through to a dedicated dining room, offering a comfortable space for family meals or social gatherings.

Upstairs, the first floor provides two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for buyers who may require a guest room or home office. The floor is completed by a generous shower room, conveniently positioned to serve both bedrooms.

Located within the sought-after village of Bredhurst, Willis Cottage benefits from a peaceful setting surrounded by countryside while still offering convenient access to nearby amenities and road links.

This charming home presents a fantastic opportunity for buyers looking for character, village living and a practical layout.

## About The Area

Bredhurst is a highly desirable village location offering a peaceful, semi-rural lifestyle while remaining conveniently close to the amenities of nearby towns. Surrounded by beautiful countryside and open farmland, the area is ideal for those who enjoy scenic walks, outdoor space and a quieter pace of life.

Despite its rural feel, Bredhurst is well positioned for access to Rainham and Gillingham town centres, where residents will find a wide range of shops, supermarkets, restaurants and everyday conveniences. For commuters, Rainham railway station provides direct services towards London, while the nearby A2/M2 road links offer straightforward routes into London, Canterbury and the Kent coast.

The village itself benefits from a strong community feel, with a traditional village pub, local church and access to countryside walking routes including nearby woodland and nature areas. Families are also well served by a selection of well-regarded primary and secondary schools within easy reach.

Bredhurst continues to be a popular choice for buyers looking to combine village charm with practical access to transport links, amenities and surrounding towns.

## Lounge/Diner

22'05 x 10'05

## Kitchen

11'02 x 6'10

## Reception Room

13'06 x 8'04

## Bedroom One

9'11 x 9'07

## Bedroom Two

9'07 x 9'07

## Shower Room

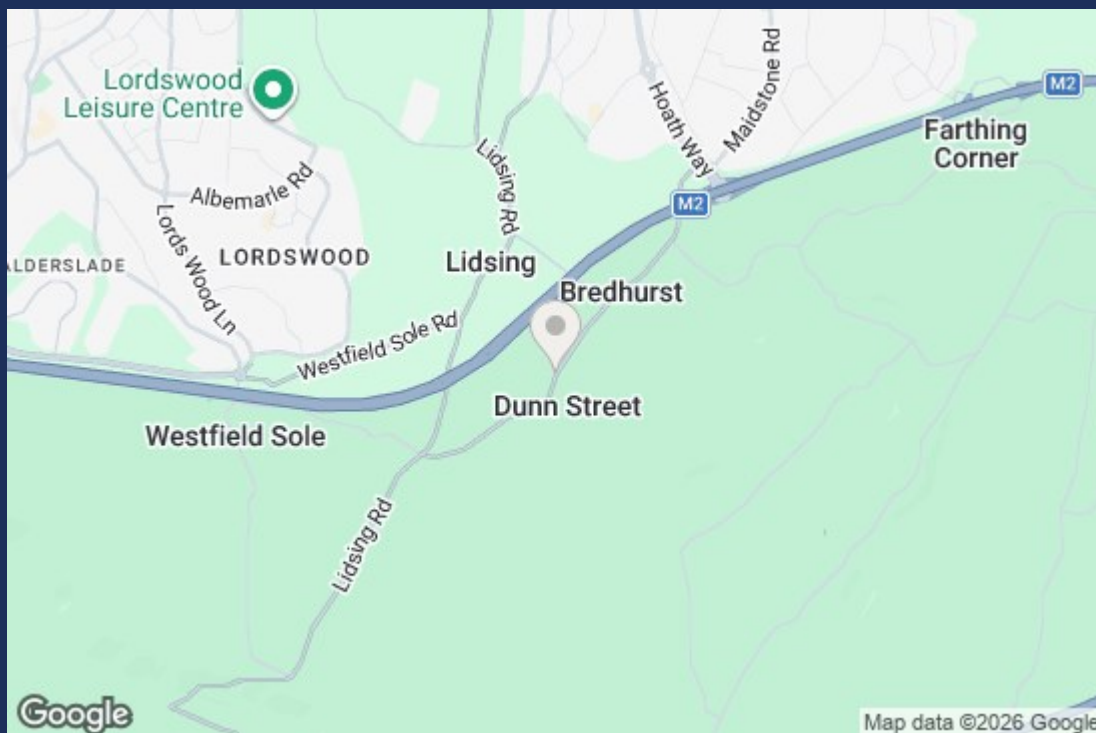
7'10 x 7'06

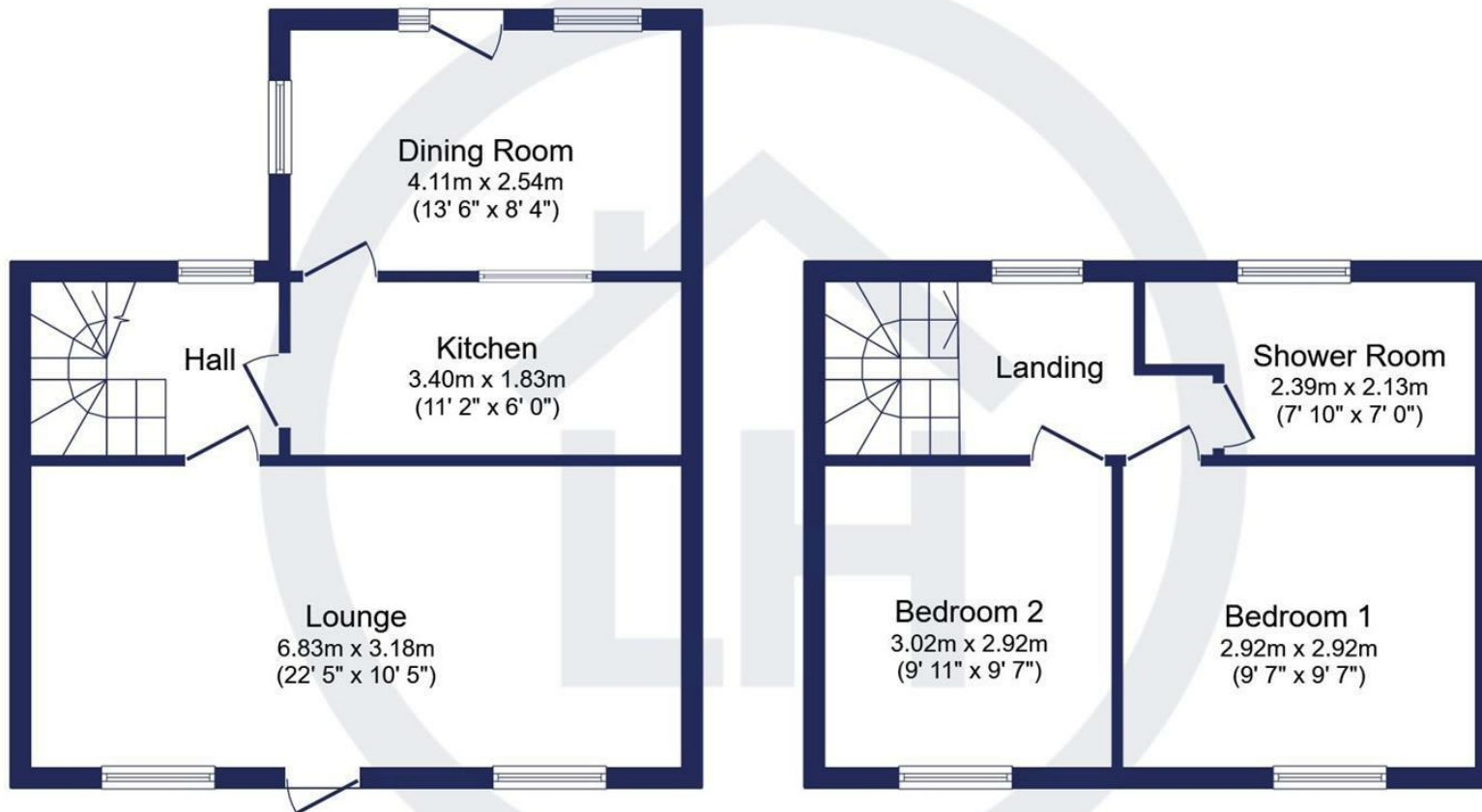
## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

**- Lets Keep It Local, Lets Keep It LambornHill!**





Total floor area: 80.6 sq.m. (868 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		Current	Potential

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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