



13, Ferry Lane, Wouldham, ME1 3UU
Offers In Excess Of £260,000

About this property.....

Set in a quiet no through road, this beautifully updated two bedroom cottage offers a stylish blend of cottage charm and modern touches.

The current owner has transformed the home with a new kitchen and bathroom, plus fresh decoration throughout, while retaining its cosy cottage charm.

The kitchen/breakfast room opens onto a sunny south-facing garden, complete with a large 10ft x 10ft shed. Upstairs are two bedrooms and a useful dressing/loft room, offering additional space.

With parking directly outside the front door, a village location and easy access to the motorway network, this is a home that's both practical and appealing.

Situation.....

Looking for a peaceful escape near the Medway towns, including the charming city of Rochester? Wouldham village offers just that! Outdoor enthusiasts will love the scenic walks along the North Downs Way or the River Medway, followed by a tasty Sunday roast and pint of real ale at The Medway Inn or a flavourful meal at the adjacent Ruby's Indian restaurant. In the summertime, The Watermans Inn is the perfect spot for a cold pint in their inviting beer garden, while winter brings the cozy warmth of their Inglenook fireplace and delicious pub grub. The village's recently relocated primary school boasts a Good rating from Ofsted and is set to grow even stronger. Commuters have easy access to the M2 and M20 motorways via nearby Blue Bell Hill, and Halling Station is just a 10-minute (1.8 mile) bike ride away with trains to St Pancras International in as little as 46 minutes (including a change). If you prefer driving, Ebbsfleet International is only 22 minutes (14 miles) away by car, with trains to London St. Pancras taking only 19 minutes.



2



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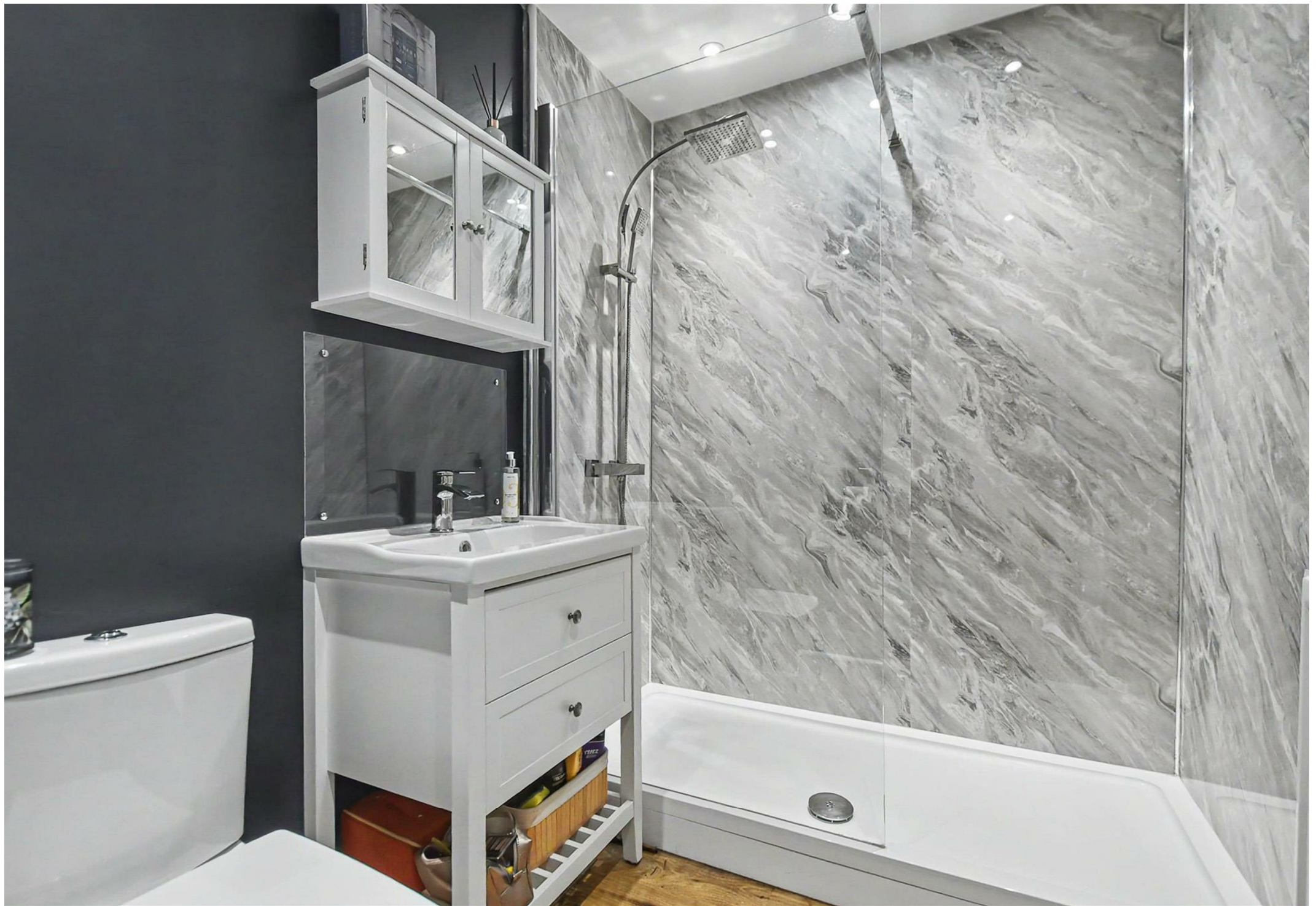






What the owner says.....

We've really enjoyed our time in Wouldham, being dog owners there are some beautiful walks, we've met so many lovely people in the two pubs and have wonderful neighbours





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Approx. Gross Internal Floor Area 645 sq. ft / 59.97 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.



