RAFFERTY & PICKARD

50 Braeburn Drive, Hoo, Rochester, ME3 9US

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£612,500

- Former Esquire Developments show home, purchased new by the current owners in 2020
- Four-bedroom detached family home within the popular Appleyard Quarter development
- Spacious open-plan kitchen/breakfast/dining room with integrated NEFF appliances
- Living room with log burning stove and French doors to garden
- Principal bedroom with fitted wardrobes and en-suite shower room
- Detached double garage and driveway with EV charger
- Secluded rear garden with sandstone patio, covered seating area with gas firepit and garden 'pub'
- Approximately 20 minutes (13.8 miles) to Ebbsfleet International with high-speed trains to London St Pancras in just 19 minutes
- 13 minutes (~5 miles)drive to Historic Dockyard Chatham and Rochester
- Ofsted Good primary and secondary school in the village

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A MAN'S HOME IS HIS CASTLE

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About this home

UNEXPECTEDLY RE-AVAILABLE 3rd AUG - EARLY VIEWING ADVISED

Occupying a prime position within the sought-after Appleyard Quarter development, this beautifully presented four-bedroom detached home was originally purchased as the development show home in 2020 and has since been further enhanced by the current owners.

The accommodation centres around a spacious open-plan kitchen/breakfast/dining room with integrated NEFF appliances, complemented by a generous living room with log burning stove and French doors opening onto the rear garden. Upstairs are four well-proportioned bedrooms, including a principal suite with fitted wardrobes and a gorgeous en-suite shower room, together with a stylish family bathroom.

A particular highlight is the landscaped rear garden, which has been transformed into an outstanding entertaining space featuring an extended sandstone patio, a covered outdoor seating area with feature gas fire pit, and a bespoke garden 'pub' named 'The Mulberry Arms' making this an incredible home for parties all year round! Further benefits include a detached double garage, driveway parking for 2 cars and an EV charging point.

Built by Esquire Developments to a high specification, this exceptional family home combines modern comfort, quality finishes and superb indoor-outdoor living within one of the Hoo Peninsula's most desirable developments.

Lexi

Ava

Henley

Bath

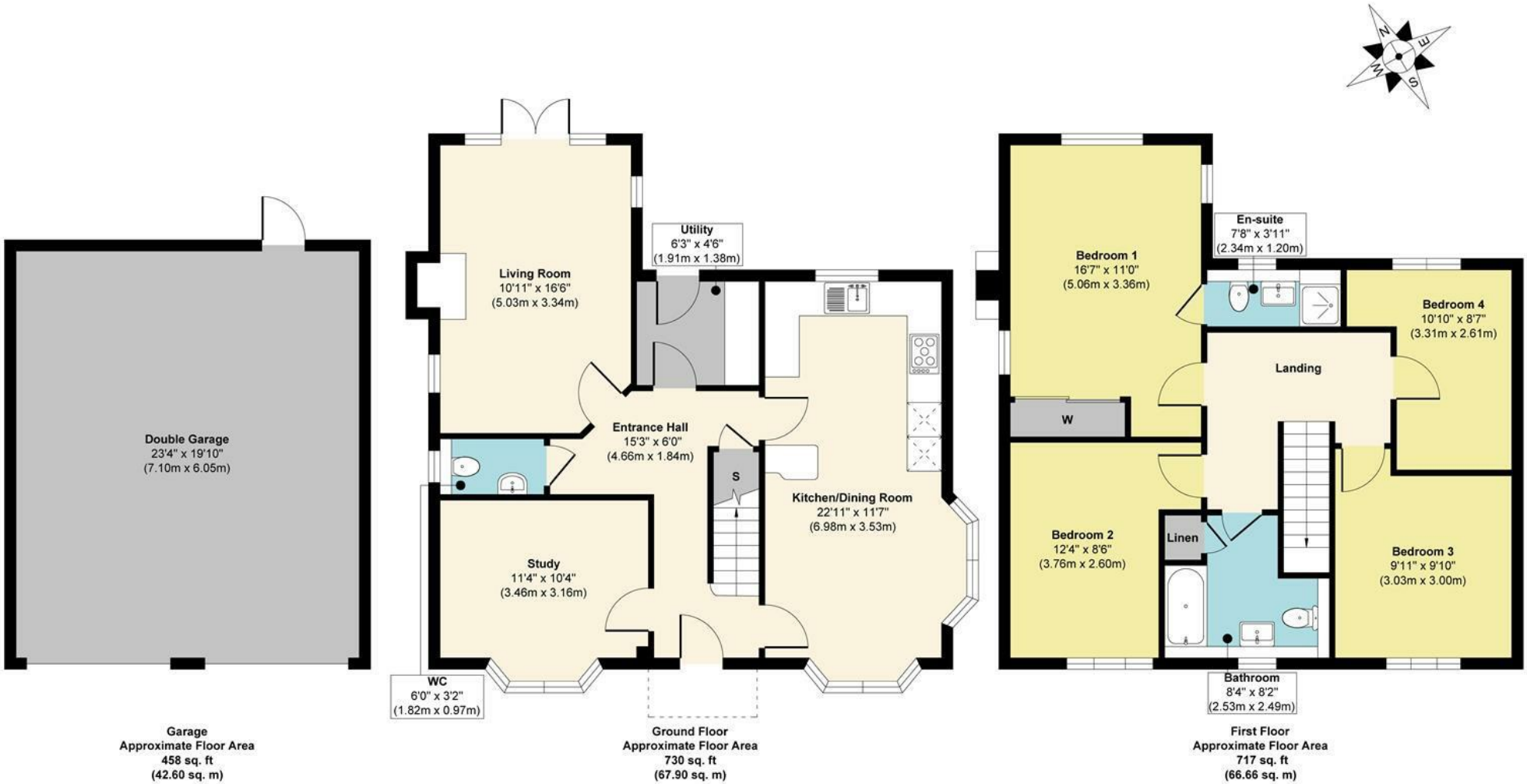
Owners Comments

"We've loved living here and it's been a wonderful place to call home. The house has always felt bright, welcoming and easy to live in, with plenty of space to relax and spend time with family and friends.

One of our favourite things has been the garden, which is perfect for enjoying sunny days, whether that's having a coffee in the morning, hosting a barbecue, or simply unwinding after a busy day. We're very proud of designing and building our lock down project 'pub' which we use all the time to entertain or even just to watch some Saturday night TV with the kids.

The location has also been fantastic, with everything we need close by while still feeling peaceful and quiet.

We've made many happy memories here and we hope the next owners enjoy living here as much as we have."



Approx. Gross Internal Floor Area 1905 sq. ft / 177.16 sq. m (Including Garage)

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

About the area

Appleyard Quarter is situated within the thriving village of Hoo St Werburgh on the Hoo Peninsula, a location that successfully combines village life with excellent connectivity. The village offers a wide range of everyday amenities including shops, supermarkets, cafés, sports facilities, a marina and extensive countryside and riverside walks. Hoo is particularly popular with families and benefits from both Ofsted-rated Good primary and secondary schools.

For commuters, connectivity is excellent. Ebbsfleet International Station is approximately 20 minutes by car (13.8 miles) and provides high-speed services to London St Pancras in as little as 19 minutes. Rochester is just 13 minutes away by car (5.1 miles) with its historic High Street, cathedral, castle and excellent selection of independent shops, restaurants and cafés. The world-renowned Historic Dockyard Chatham is approximately 13 minutes away (5.3 miles), offering museums, waterside dining and a wealth of maritime heritage attractions.

The wider area offers easy access to the Kent countryside, Medway's waterfront destinations, Bluewater Shopping Centre, and the North Kent coastline, making Hoo an ideal base for those seeking a balance between town, country and coastal living.

About Us

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

Contact Us

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