



85 Church Street
Burham, Rochester
ME1 3SB
OIEO £300,000

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Description

Foxglove Cottage is a charming end of terrace Victorian cottage, a former 'Quarryman's house', set in a stunning position adjacent to open countryside with panoramic south facing views, rear vehicular access and ample parking for two plus vehicles. Good sized plot arranged in two distinct areas, the accommodation is utterly charming with some most attractive period features and bespoke joinery. Fitted wood burning stove, gas fired heating and double glazed windows. The extended accommodation is arranged over four floors and extending to 752 sq ft. Burham Village is highly sought after with excellent local amenities. Viewing is highly recommended.

Location

Located in the heart of Burham Village, which is positioned at the base of The North Downs renowned for an area of outstanding natural beauty. Despite the villages rural setting there are excellent road links to both Maidstone and The Medway conurbation. The surrounding rolling farmland is predominately arable, however vineyards have also been planted to the east of the village. There are shops which provide for everyday needs, pub, gastro restaurant, village hall and the reck! Local infant and junior school.

Council Tax Band
C

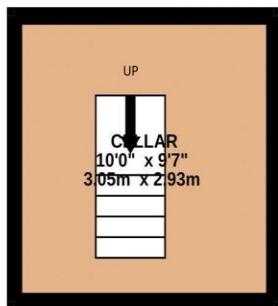
VIEWINGS STRICTLY BY
APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

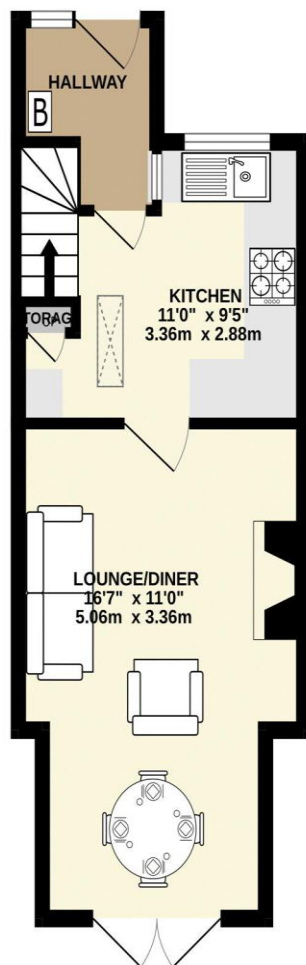


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

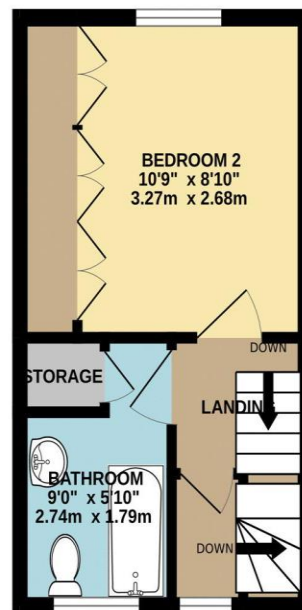
BASEMENT
96 sq.ft. (8.9 sq.m.) approx.



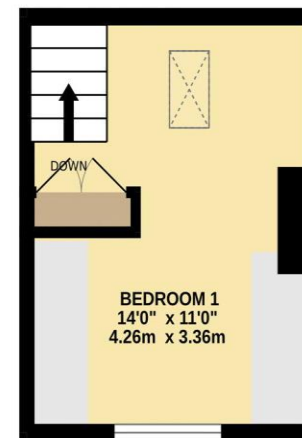
GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
218 sq.ft. (20.2 sq.m.) approx.



2ND FLOOR
150 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ON THE GROUND FLOOR

ENTRANCE HALL 5' 4" x 4' 1" (1.62m x 1.24m)

Vailant gas fired boiler, radiator, hardwood entrance door, window to front, nautical brass outside light.

INNER HALLWAY

Laminate flooring and staircase to first floor.

KITCHEN 11' 0" x 9' 5" (3.35m x 2.87m)

Comprehensively fitted with solid oak door and drawer fronts with escutcheon fittings and granite effect working surfaces with Travertine mosaic splashbacks, four burner gas hob with oven and grill beneath and concealed extractor hood above. Ceramic sink with mixer tap, plumbing for washing machine, space for fridge freezer, trap door to cellar, multi-pane glazed door to:

LOUNGE / DINING ROOM 16' 7" x 11' 0" (narrowing to 8' 7" in dining area) (5.05m x 3.35m)

Fireplace with display plinths and hearth, fitted wood burning stove, wall light points, pillared radiator, double casement doors to rear garden, southern aspect.

ON THE LOWER GROUND FLOOR

CELLAR 10' 0" x 9' 6" (3.05m x 2.89m)

Useful storage, accessed via a trap door from the kitchen, electric, light and power.

ON THE FIRST FLOOR

LANDING 9' 2" x 5' 2" (2.79m x 1.57m)

Door and staircase to second floor, pillared radiator, window to front, dado rail.

BEDROOM 2 11' 0" x 10' 9" (3.35m x 3.27m)

Window to front, range of built-in wardrobe cupboards comprising three doubles with hanging and shelving space, radiator.

BATHROOM 9' 3" x 5' 7" (2.82m x 1.70m)

White suite with chrome fittings, panelled bath with mixer tap and shower attachment with installed thermostatic shower, glass shower screen, pedestal wash hand basin with mixer tap, low level wc, timber panelling to dado height, tiled splashbacks with decorative mosaics, window to rear, radiator, built-in linen cupboard, tiled flooring.

ON THE SECOND FLOOR

BEDROOM 1 14' 0" x 11' 0" (4.26m x 3.35m)

Timber panelled ceiling, limed finish, integrated range of built-in storage cupboards and drawers with knotted rope fittings, supporting column with knotted rope finish, Velux window to front, dormer window with stunning panoramic views over surrounding countryside, pillared radiator, integrated work station.

OUTSIDE

Small front garden bounded by an attractive decorative wall and coping stones. To the side is a substantial workshop measuring 10' by 12'. To the rear the garden extends to 36' and is laid to lawn with crazy paved pathway and patio, well stocked with shrubs and screening conifers, side and rear pedestrian access to further and extensive area of garden measuring 108' by 18' with hard standing for two plus vehicles and lawned.

Directions

From our Penenden Heath office proceed in a westerly direction into Sandling Lane, continue to the roundabout taking the third exit following signs to Chatham on the A229. Proceed up Bluebell Hill turning left beyond The Cobtree Golf Course following signs to Aylesford, Eccles and Burham, passing the Lower Bell Public House, turn left and taking the second turning on the right following signs to Burham. Upon reaching village turn left after pedestrian crossing on to New Court Road, proceed up hill, turn right on to Church Street and the property will be found on the right hand side as indicated by our sign board.



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