



44, Church Street, Burham, ME1 3SD
£285,000

About this property.....

Nestled in a tranquil corner of Church Street, Burham, this charming semi detached cottage offers a delightful retreat with stunning views of the surrounding countryside.

The property features a cosy living room alongside a well appointed kitchen breakfast room, the bathroom and a useful utility room adds to the practicality of the home, while the first floor boasts two comfortable double bedrooms.

The cottage is set within a pretty southerly facing garden that predominantly lies at the front, creating a peaceful outdoor space that feels remarkably private, thanks to its tucked away position. Although the property does not come with its own parking, residents will find a free car park conveniently located at the end of the street.

With a newly installed boiler as of January this year, prospective buyers can enjoy peace of mind knowing that one significant expense has been taken care of for years to come. This delightful home is perfect for those seeking a blend of comfort, charm, and picturesque surroundings in a quiet yet accessible location. Whether you are looking to settle down or invest, this cottage is a wonderful opportunity not to be missed.

Situation.....

Burham village radiates a strong sense of community, with horses still cantering along its roads from local stables and walkers revelling in the breath-taking beauty of the Kent Downs. If you're seeking a scrumptious meal paired with a fine wine, we highly recommend the Butchers Block. For a more relaxed setting, The Windmill offers unbeatable Sunday roasts and a serene beer garden. Little ones can take advantage of the small village primary school, rated Good by Ofsted in 2024, and relax in the vast recreation ground and park located in the heart of the village. Commuters can easily access the M2 and M20 from the top and bottom of nearby Blue Bell Hill. And for those who crave the hustle and bustle of city life, buses run to Rochester, Chatham, and Maidstone. Plus, Burham village is a mere 23-minute drive (14 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.









What the owner says.....

We have lived at this property for over 35 yrs & have enjoyed all aspects of village life. The property is completely private with a south facing garden which becomes an extra room in the summer months.

The main benefit is the peace & quiet and on most days all you can hear are the birds singing. We will certainly miss this.



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Ground Floor



First Floor



Total area: approx. 61.2 sq. metres (658.7 sq. feet)

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.



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