Bluebell
ESTATES

Chalklens Cottages, Portland Road, Wouldham, ME1 3UZ

£225,000

About this property.....

Situated in the village of Wouldham, this Chain Free two-bedroom cottage, offers an excellent opportunity for buyers looking for a property with potential. The property requires considerable improvement throughout, offering the chance for a new owner to create a home to their own taste and specification.

The accommodation comprises a separate lounge and an open-plan kitchen/diner, providing a good-sized living space. To the first floor are two bedrooms, with the bathroom accessed from one of the bedrooms. The property also benefits from a useful loft room, offering additional versatile space, subject to any necessary permissions. Externally, there is parking to the rear, along with pleasant views from the rear of the property.

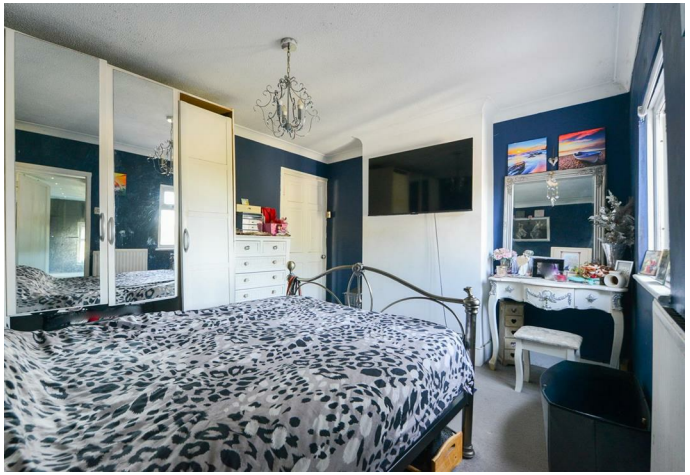
This is an excellent opportunity for those looking for a property requiring refurbishment, with the potential to transform it into a comfortable and individual home in the village of Wouldham.

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 1 2 F

LOVE
Bread



Useful Information.....

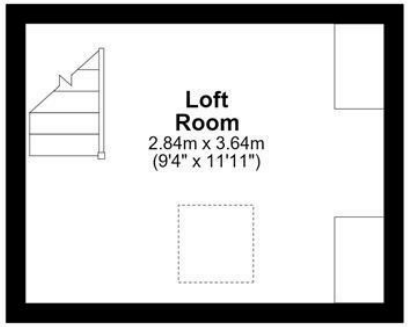
- Two-bedroom cottage in the village of Wouldham
- Requires considerable refurbishment throughout
- Great opportunity to create a home to your own style
- Separate lounge and open-plan kitchen/diner
- Two first-floor bedrooms and a bathroom
- Useful loft room offering additional flexible space, subject to permissions
- Rear parking for two vehicles
- Pleasant views from the rear of the property
- Close to scenic walks along the North Downs Way and River Medway
- Excellent transport links, with the M2, M20, Halling Station and Ebbsfleet International nearby

Chalklens Cottages, Portland Road, Wouldham, ME1 3UZ

Ground Floor

First Floor

Second Floor



Total area: approx. 81.0 sq. metres (871.5 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.

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK

bluebell-estates.co.uk