



5, Brisleys Row, Burham, ME1 3SL
£295,000

About this property.....

A fantastic opportunity to purchase a deceptively spacious and great value three bedroom property in excellent condition.

The home benefits from a brand new combi boiler (June 2026) and a redesigned ground floor, now offering a superbly sized living room with French doors leading to the garden. The upgraded conservatory provides extra living space, suitable for use all year round, complemented by a handy downstairs cloakroom and a large kitchen breakfast room.

Upstairs are two generous doubles, including a standout 4.5m wide main bedroom, plus a third bedroom ideal for guests or a home office. The southerly facing rear garden is private and well kept, and a residents' car park is only a short walk away, which can be accessed by the pathway leading from the back of the garden.

Viewing is essential to appreciate the impressive space this home offers.

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, awarded with 2 AA Rosettes in 2023. 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. 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.







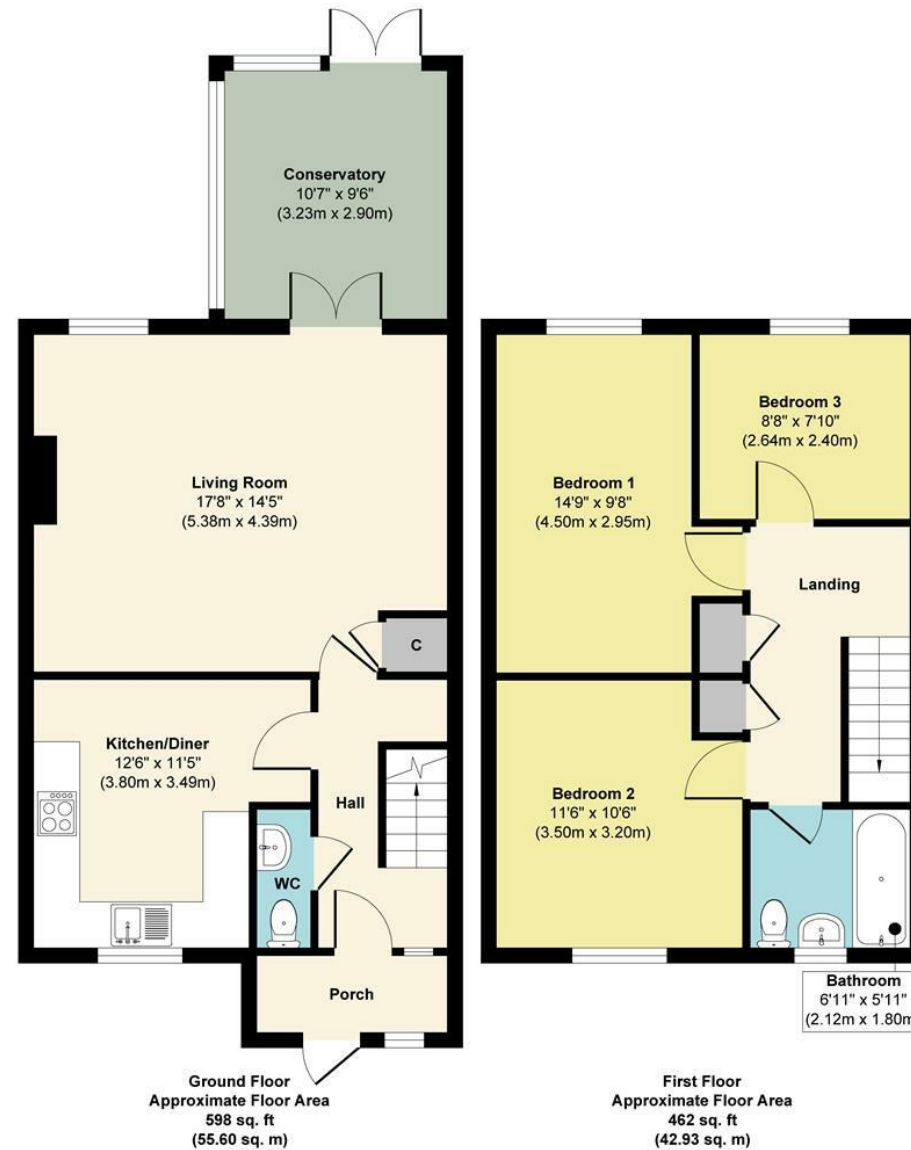


What the owner says.....

My Mum & I will forever have wonderful memories from our time living in this property. When I was looking to buy my first home over 20 years ago, I was looking for a more calming & scenic area to live, from the previously busy town life I had. Burham has definitely fulfilled this for me & my family, & in later years my Mum also. Within minutes of walking through the door, I knew Brisley's Row could give us exactly what we wished for. Being off road, accessed by a front pathway, there is no noise from passing traffic, & is very private, with lovely views over the surrounding countryside from the upstairs windows. The local community is very friendly & has various spaces to meet & socialise for all ages. This home has given me & my family a happy, safe & homely environment to live. We have made many friends amongst the neighbours, meaning we will be sad to leave this lovely home, but needs must.



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Approx. Gross Internal Floor Area 1060 sq. ft / 98.53 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.



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