



183, Rochester Road, Burham, ME1 3SF  
£280,000

## About this property.....

Situated in the semi-rural yet highly accessible setting of Burham Village, this well-presented two-bedroom Victorian terrace offers character, charm and exceptional outdoor space — with countryside views to both the front and rear.

The accommodation is arranged over two floors and blends period character with modern comfort.

The ground floor comprises a welcoming sitting room to the front, a separate dining room ideal for entertaining, a stylish modern kitchen, and a useful additional room currently utilised as a store but offering potential to be converted into a cloakroom (subject to any necessary consents).

Upstairs, there are two well-proportioned bedrooms and a separate modern first-floor bathroom — a layout that retains the home's traditional feel while offering practical modern living.

Externally, the property truly stands out. To the rear is a remarkable 280ft south-westerly facing garden, enjoying sunshine throughout the day and offering a wonderful mix of landscaped areas and more natural space — ideal for keen gardeners, families, or those simply wanting exceptional outdoor room.

Further benefits include double glazing, gas central heating via a combination boiler fitted in 2026, and a small front garden setting the house back from the road.

A rare opportunity to acquire a character home with outstanding garden length and views, all within easy reach of transport links and local amenities.

## 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 newly refurbished 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 regularly 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.











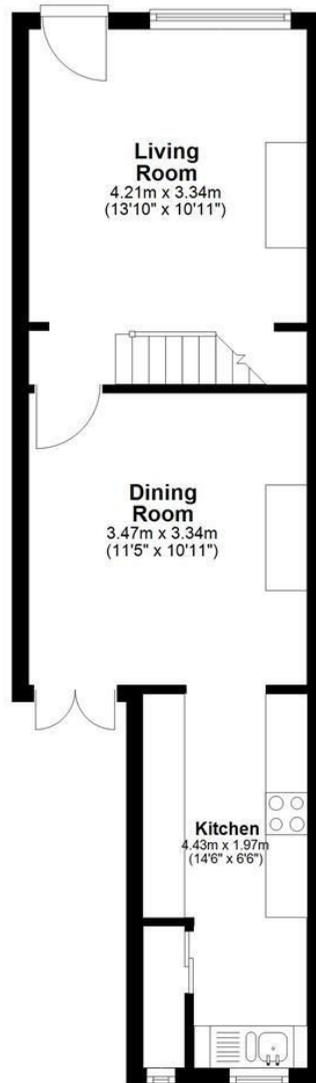
What the owner says.....



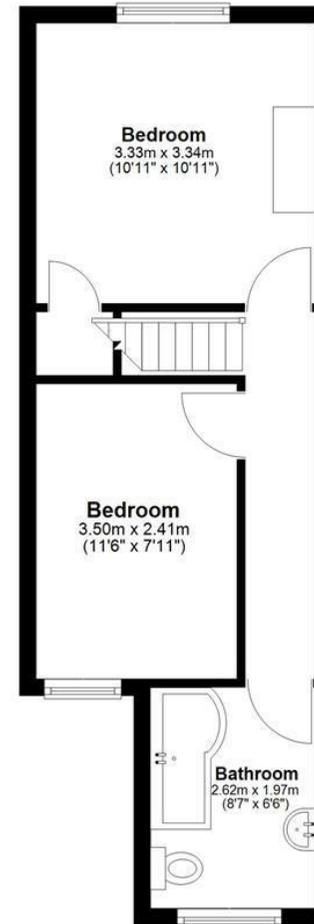


# 183, Rochester Road, Burham, ME1 3SF

## Ground Floor



## First Floor



Total area: approx. 66.3 sq. metres (713.3 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.







BURHAM