



220, High Street, Wouldham, ME1 3UD
£280,000

About this property.....

This charming Victorian cottage offers a perfect blend of character and modern living and is a must for your viewing list.

As you enter, you are greeted by a separate living room that boasts high ceilings and an inviting open fire, creating a warm and welcoming atmosphere. The dining room, with its French doors, seamlessly connects the low-maintenance rear garden, perfect for enjoying al fresco dining or simply relaxing in the sun. With two well-proportioned bedrooms and a thoughtfully designed bathroom located upstairs, this home is ideal for small families or couples seeking a tranquil retreat.

The property is set back from the road, providing a peaceful environment, complemented by a small green that enhances the charm of the area. In addition to its character features, this cottage also includes the practical benefit of a useful garage, added in 2020, ensuring convenience for everyday living. The nearby riverside walks offer a wonderful opportunity for leisurely strolls, allowing you to immerse yourself in the natural beauty of the surroundings. This property is chain-free, making it an excellent choice for those looking to move in without delay.

With its unique charm and convenient location, this two-bedroom cottage is a rare find and is sure to appeal to those seeking a home with both character and comfort. Don't miss the chance to make this lovely cottage your own.

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 primary school was built in 2018 and boasts a Good rating from Ofsted. 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 around 24 minutes (15 miles) away by car, with trains to London St. Pancras taking only 19 minutes.



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What the owner says.....

For myself, living in this house, within Wouldham has been the quintessential essence of what village life should be.

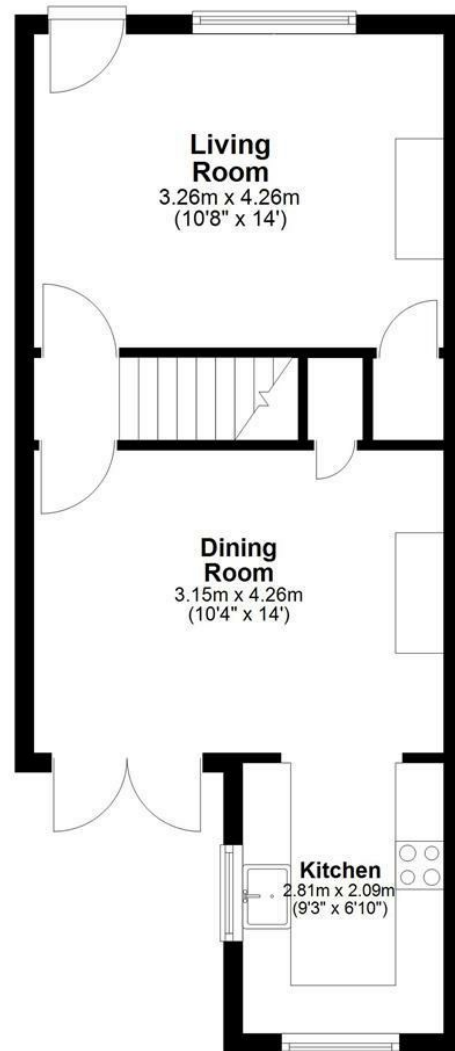
Having lived here for over a decade, I can say that the house is perfect in all seasons. Cosy open fires in the cooler months, and making the most of the warmer months with open french doors to the garden.



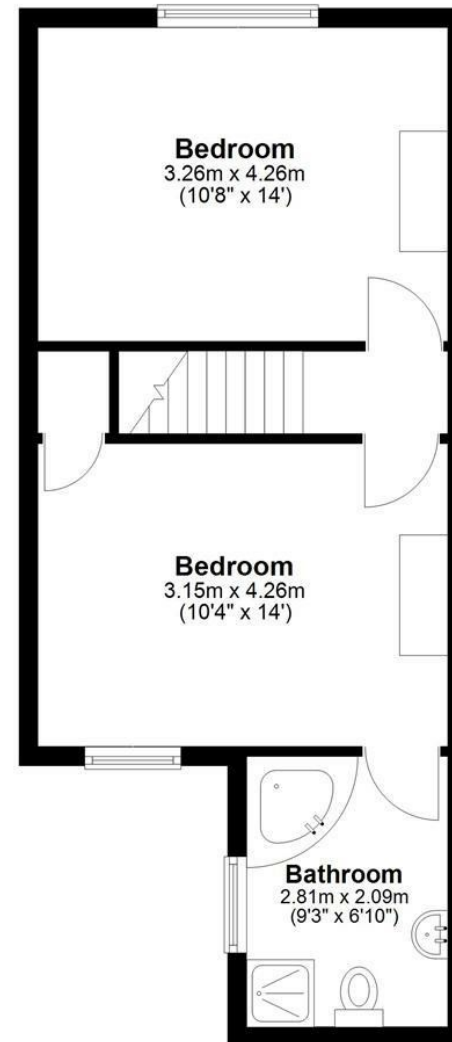


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Ground Floor



First Floor



Total area: approx. 75.8 sq. metres (816.0 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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