



101, Rochester Road, Burham, ME1 3SG
£315,000

About this property.....

A beautifully presented two bedroom, two bathroom end of terrace home enjoying far reaching views across the North Downs. Combining period charm with stylish modern living, this exceptional property features a bay fronted sitting room complete with a log burning stove and traditional style sash windows, a contemporary kitchen/breakfast room, complemented by a well-appointed family bathroom. The property also offers the added versatility of a useful basement room suitable for a variety of uses.

Upstairs, there are two generously proportioned double bedrooms, one with an en-suite shower room.

Outside, the property continues to impress with a 120ft south-westerly facing rear garden, perfectly positioned to make the most of the afternoon sunshine. For those with young children then you will appreciate the short 300m stroll to the village primary school.

Finished to an excellent standard throughout and offering a wonderful blend of character, space and location, this outstanding home simply must be viewed to be fully appreciated.

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, Rochester, Chatham, and Maidstone are a few miles away. 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.



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What the owner says.....

This has been so much more than a house to us, it has been a home full of happy memories. Nestled in a peaceful village, we have loved the sense of community and the slower pace of village life, whilst still being minutes from everything we need. We have carefully renovated the property with love and attention to detail. One of our favourite features has always been the stunning view from the bedroom, overlooking open fields. The garden has been a true labour of love, with a great deal of care and attention creating a beautiful space where we relax and entertain friends and family. We hope the next owners will love it and create as many wonderful memories as we have.





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Approx. Gross Internal Floor Area 992 sq. ft / 92.30 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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