



107A, Rochester Road, Burham, ME1 3SG
£600,000

About this property.....

Tucked away in a quiet position within the heart of Burham Village, this modern detached home offers spacious and flexible accommodation, perfect for family living. Built approximately ten years ago, the property is beautifully presented throughout and provides four generously sized double bedrooms, including a principal suite with its own en-suite shower room and juliet balcony.

The ground floor has been thoughtfully designed for both functionality and flow. A large, fully fitted kitchen forms the heart of the home, with ample storage and preparation space. There is a separate dining room ideal for entertaining, along with a cosy living room that offers the perfect space to relax. A useful utility room provides additional practicality for day-to-day life.

The property sits on a wrap-around garden plot that is low-maintenance yet offers scope for personalisation, and benefits from a peaceful outlook backing onto neighbouring allotments. A detached garage and private driveway offer off-road parking for up to three vehicles.

Set back from the main road, the home enjoys a discreet and tranquil setting while remaining within easy reach of village amenities, countryside walks, and excellent transport links. With an EPC rating of B, this energy-efficient home is an ideal choice for families looking to settle in a friendly and well-connected Kent village.

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 2018, 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.



4



2



2



B









What the owner says.....

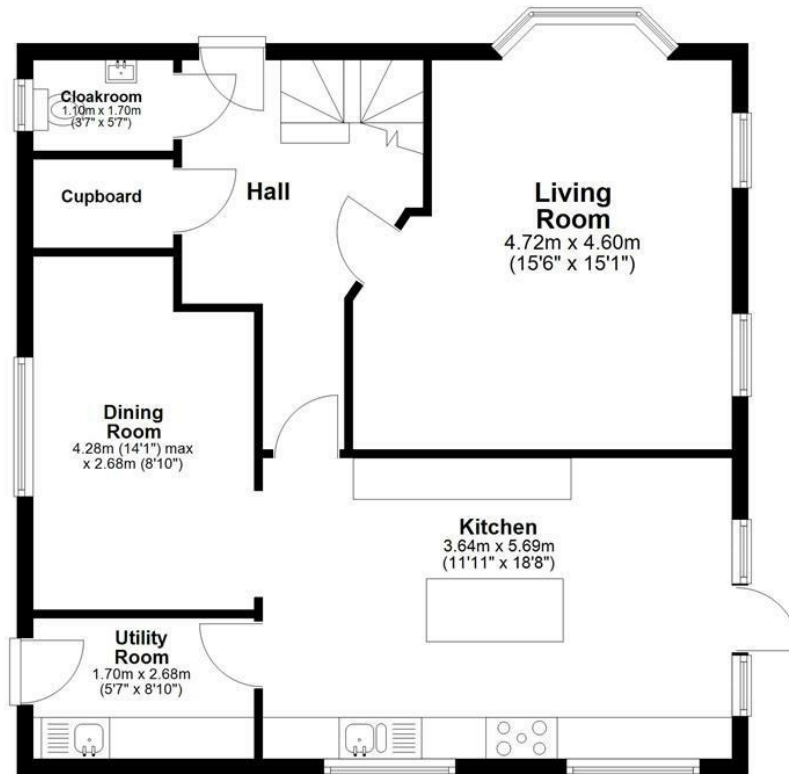
Modern 10-year-old detached home, quietly tucked away in Burham Village
 Four spacious double bedrooms, including a principal bedroom with en-suite.
 Generous kitchen, separate dining room, and a cosy living room.
 Low-maintenance wrap-around garden backing onto peaceful allotments.
 Garage and driveway.
 EPC rating B – energy efficient and well-maintained throughout.
 Located in a strong community village within the Kent Downs AONB.
 Highly rated local dining, including The Butchers Block (2 AA Rosettes) and The Windmill pub.
 Excellent connectivity – just 14 miles to Ebbsfleet International with London trains in 19 minutes.





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Ground Floor



First Floor



Total area: approx. 143.7 sq. metres (1547.1 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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