

Bluebell

ESTATES



16, Brambletree Cottages, Wouldham, ME1 3TN
Offers In Excess Of £315,000

About this property.....

OPEN DAY SATURDAY 4TH JULY - BY APPOINTMENT ONLY

This beautifully presented two bedroom cottage is set back from the road and enjoys far reaching views over the rolling countryside to the front. Believed to date back to the 1850s, the cottage offers a wealth of charm, character, and versatile living space. Finished to a high standard throughout, the accommodation comprises a cosy living room, kitchen-breakfast room, two generous bedrooms, a useful study ideal for home working, and a spacious bathroom fitted with both a bath and separate shower. On street parking is available outside the front of the property and along the approaching lane.

Without doubt, the true highlight of the property is the remarkable rear garden. Exceptionally generous in size and thoughtfully arranged, it provides a wonderful outdoor retreat with a picturesque pond, established planting, a productive vegetable patch, and several seating areas positioned to enjoy the garden throughout the day. The current owners also keep chickens within the garden, which they would be happy to leave for purchasers who would like to continue caring for them and enjoying the lifestyle they bring.

Adding further appeal is a detached garden cabin, offering flexible space that could be used as a home office, studio, hobby room, or simply somewhere peaceful to escape and unwind. The cabin benefits from power and a cold water supply, while an outside WC provides additional convenience when enjoying the garden or working from the cabin. Rarely does a garden offer such a variety of features and opportunities, making this exceptional outdoor space the heart of this charming home.

Situation.....

If you want to be close to the Medway towns, including the historic city of Rochester but want a bit more peace and quiet then we feel Wouldham village could be the place for you. Brambletree Cottages is situated on the outskirts of the village and is ideal for outdoor lovers with walks along The North Downs Way or nearby along the River Medway. You can reward yourself after a long walk at The Medway Inn with a Sunday roast and pint of real ale or The Watermans Inn is great for a cold pint in the beer garden on a hot summers' day or in winter, snuggle up next to its Inglenook fireplace and enjoy a real ale with some of their great pub grub. The nearby Borstal village has a marina, a primary school, village hall, recreation ground, chemist and a convenience store. There is also a local rowing club and a Rugby club. Commuters will enjoy journey times to London St Pancras in as little as 37 minutes from Rochester station which is just under 3 miles away.











What the owner says.....

As soon as we approached Brambletree cottages for the first time we were reminded of Balamory with all the different coloured period cottages. Upon walking through into the garden we fell in love with its potential and have enjoyed transforming it into the nature haven and entertaining space that it now is.

We love the cottages semi rural location, fabulous views to front and back, we ride or walk into Rochester or Wouldham. Pleasant walks with the dog along the river or North Downs. We often enjoy an afternoon watching the Horses or Cricket from the front bench with a drink in the summer, then snuggling in front of the fireplace in the winter. Our cottage has provided us with many happy memories.

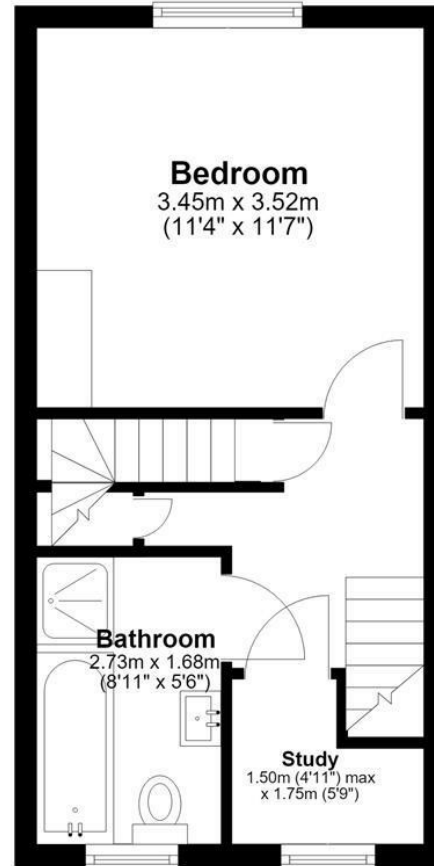
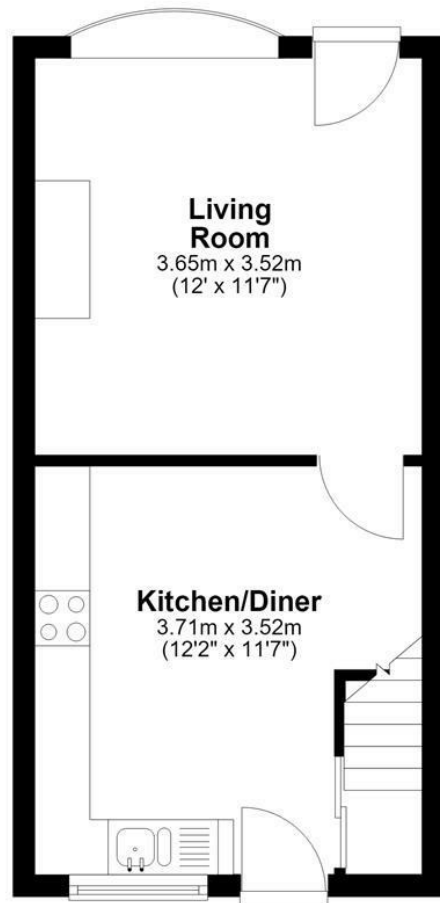




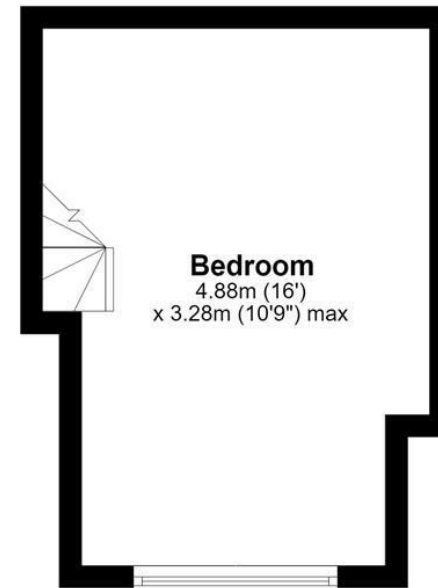
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First Floor

Ground Floor



Second Floor



Total area: approx. 68.5 sq. metres (737.3 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.





