



29, Church Street, Burham, ME1 3SB
£265,000

About this property.....

Tucked away in a charming village setting, this delightful cottage offers rustic charm, ideal for cosy winter evenings. The inviting log burner sets the tone for relaxed living.

Downstairs, the spacious open-plan layout features both living and dining areas, complemented by a newly modernised kitchen—perfect for cooking for the whole family.

Upstairs, you'll find a generously sized main double bedroom and a comfortable single second bedroom. The bathroom boasts a freestanding roll-top bath and a separate shower, adding a touch of indulgence to everyday living.

Outside, the South-Easterly facing rear garden is fenced and slightly detached from the property, offering tranquillity. A shared courtyard directly behind the cottage adds to the charm and community feel.

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.







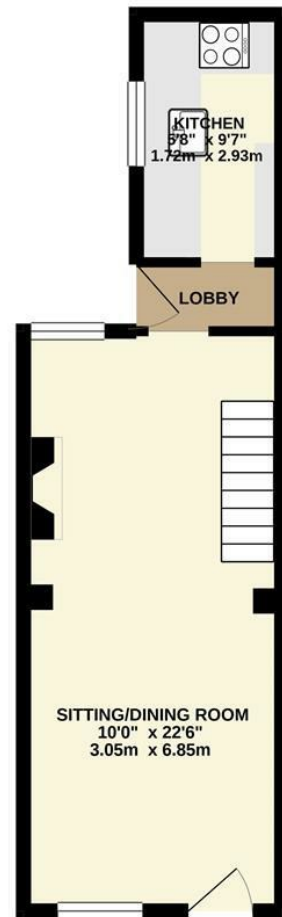


What the owner says.....

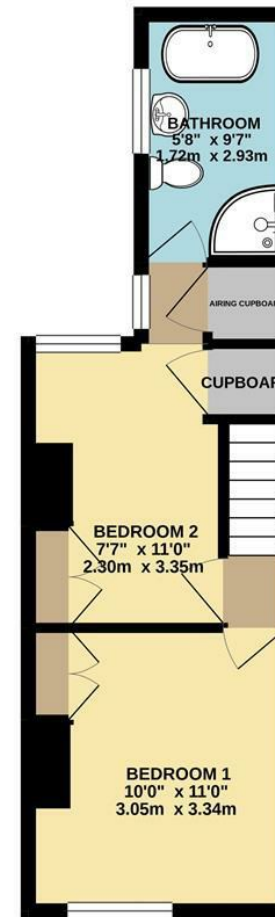
This is a lovely area with nice country walks with outstanding pubs nearby for a Sunday Roast, A very nice cottage home perfect for a family in the lovely peaceful Village of Burham with excellent community spirit

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GROUND FLOOR
294 sq. ft. (27.3 sq. m.) approx.



1ST FLOOR
292 sq. ft. (27.1 sq. m.) approx.



TOTAL FLOOR AREA : 586 sq. ft. (54.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Notes

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