



261, Rochester Road, Burham, ME1 3RT
£280,000

About this property.....

Nestled in a charming semi-rural village, this delightful two-bedroom Victorian cottage offers the perfect blend of character and comfort. The open-plan sitting and dining area features a cosy log-burning stove - ideal for warming up after a crisp winter walk along the nearby North Downs Way. Upstairs, the front bedroom enjoys lovely countryside views, while a second bedroom and a well-appointed bathroom are accessed from the first-floor landing.

Outside, the generous south-westerly facing garden includes a versatile workshop (currently used as a gym), and a useful cellar presents an exciting opportunity for conversion into a home office or cinema room.

Completing the package is a convenient parking space at the front of the property.

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 newly refurbished 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 2018, 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, buses run regularly to Rochester, Chatham, and Maidstone. 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.









Useful Information.....

- Charming two-bedroom Victorian cottage in a semi-rural village.
- Open-plan living/dining area with a cosy log-burning stove.
- Front bedroom with countryside views, plus a second bedroom and bathroom.
- Generous south-westerly facing garden with a versatile workshop (currently a gym).
- Useful cellar with potential to convert to home office or cinema room.
- Off-road parking space at the front.
- Enjoy top dining at the refurbished Butchers Block or a classic Sunday roast at The Windmill.
- Families benefit from a Good-rated primary school (Ofsted 2018)
- 23-minute drive (14 miles) from Ebbsfleet station, with frequent trains to London St. Pancras in 19 minutes



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Approx. Gross Internal Floor Area 807 sq. ft / 75.06 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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