

# Bluebell

ESTATES



30, Church Street, Burham, ME1 3SD  
£320,000



## About this property.....

Wilfs Cottage is a charming 2 bedroom cottage nestled in a quiet residential setting.

Recently redecorated throughout, with fresh carpets fitted upstairs, the home is ready to move straight into yet is still enough of a blank canvas for the new owner to put their own stamp on.

Step inside to discover the inviting interior with two welcoming reception rooms, a useful conservatory and the kitchen on the ground floor. Upstairs the independently accessed bathroom ensures privacy and practicality, while ample storage throughout the property keeps everything neatly tucked away.

The 'L' shaped rear garden is a real feature of this property due to its generous size measuring approximately 75ft x 45ft at its longest points. A great blank canvas for a keen gardener and ample space to add a garden room. Off-street parking at the front adds further appeal.

Offered chain-free, this delightful cottage is an excellent opportunity for first-time buyers or downsizers looking for to enjoy village life.

## 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.













CHAIN FREE

Two bedrooms

Two reception rooms

Conservatory

Independently accessed upstairs bathroom

Off road parking

Larger than average rear garden

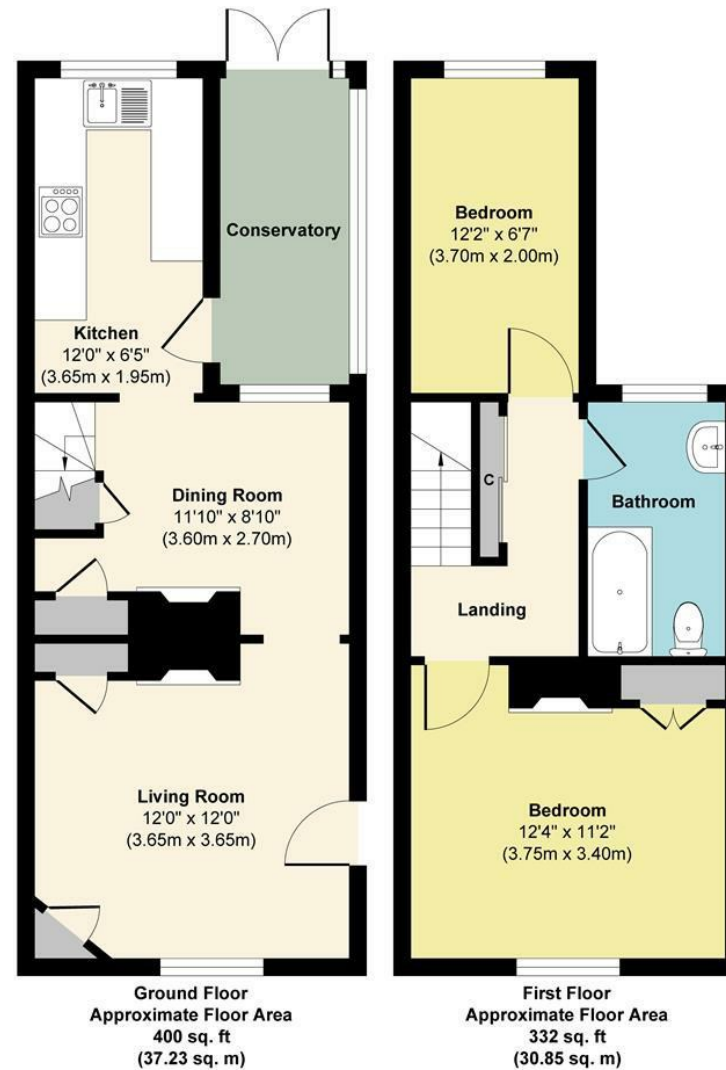
Just a 23-minute (14-mile) drive to Ebbsfleet International Station, with high-speed trains to London St. Pancras in 19 minutes.







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**Approx. Gross Internal Floor Area 732 sq. ft / 68.08 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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