BLUEBELL ESTATES

422, Rochester Road, Burham, ME1 3RH

Offers In Excess Of £200,000

An extended 2 bedroom cottage in an elevated position just outside Burham village with far reaching views.

- 2 Double Bedroom Character Cottage
- Elevated Position with Woodland to the Rear and Far Reaching Views Across Medway Valley to Front
- Sitting Room with Working Fireplace
- Useful Entrance Porch for Shoes and Coats
- Good Size Kitchen
- Ground Floor Bathroom
- Study and Dining Area Extensions
- Front and Rear Gardens
- Competitively Priced to Allow Buyers to put their own Stamp on Property
- Access to junction 4 of the M20 and junction 2 of the M2 via new Peters Bridge

Stunning views across the Medway Valley can be enjoyed from this 2 bedroom cottage, in an elevated semi-rural location, on the outskirts of the village of Burham. The accommodation comprises entrance porch, sitting room with working fireplace, kitchen, study area, dining area and bathroom on the ground floor and two double bedrooms on the first floor. It has a raised wooded garden to the rear, as well as an enclosed garden to the front and a further area of garden down to the pavement. The front garden is the perfect spot to enjoy the views over the surrounding countryside and orientated to enjoy watching the beautiful sunsets over the Medway Valley. Parking shouldn't be an issue as you are out of the main village and there is plenty of on road parking in front of these cottages. We would urge interested parties to act quickly on this beautifully situated home to avoid disappointment.

## Situation

There is a real sense of community in Burham village which helped it to win 'Kent village of the year' back in 2008. You can still see horses riding on the roads from the local stables and many walkers enjoying walks in the Kent Downs area of outstanding beauty. We would recommend the newly refurbished Butchers Block for a meal and glass of fine wine or for a more relaxed atmosphere try The Windmill, with its bargain Sunday roasts and secluded beer garden. Little ones will hopefully benefit from the small village primary school which was rated Good by Ofsted in 2014 and enjoy their free time relaxing in the large recreation ground and park in the centre of the village. Commuters will be able to access to the M2 and M20 at the top and bottom of nearby Blue Bell Hill. If you feel you need the hustle and bustle of town life then bus services run to Rochester, Chatham and Maidstone.

## Accommodation as follows:-

Timber stable door to entrance porch.

## Entrance Porch

Double glazed window to side. Timber door to Sitting Room.

## Sitting Room

12'10 max x 10'11 into alcoves (3.91m max x 3.33m into alcoves)

Feature fireplace. Carpet to floor. Double glazed window to front. Two night storage heaters. Coving to ceiling. Doorway to kitchen.

## Kitchen
11' x 9'2 (3.35m x 2.79m)
A matching range of units with rolltop worksurfaces over. Inset stainless steel bowl and drainer with chrome mixer tap. Space for gas cooker. Fridge/freezer and washing machine to remain. Carpet to floor. Two night storage heaters. Double glazed window to rear. Doorway to rear lobby with door to bathroom and double glazed door to study area.

## Bathroom
8'4 x 5'2 (2.54m x 1.57m)
A coloured suite comprising bath with chrome mixer tap and shower, pedestal basin with chrome taps and low level WC. Wall mounted heater. Storage cupboard. Obscured double glazed window to side.

## Study
6'7 x 4'1 (2.01m x 1.24m)
Carpet to floor. Window to side. Glazed timber door to dining area.

## Dining Area
11'4 x 5' (3.45m x 1.52m)
Painted floor boards. Door to rear. Wall mounted electric heater. Wall mounted gas boiler.

## Stairs / Landing
Timber stairs from sitting room to first floor landing with doorways to both bedrooms.

## Bedroom 1
11' into alcoves x 9'11 (3.35m into alcoves x 3.02m)
Double glazed window to front with far reaching views over Medway Valley. Stained floor boards. Storage over stairs with access to loft via hatch. Night storage heater.

## Bedroom 2
11' x 9'4 (3.35m x 2.84m)
Double glazed window to rear. Painted floor boards. Night storage heater.

## Outside

## Front Garden
Small enclosed garden area suitable for table and chairs. Further area of garden down to pavement, suitable for planting.

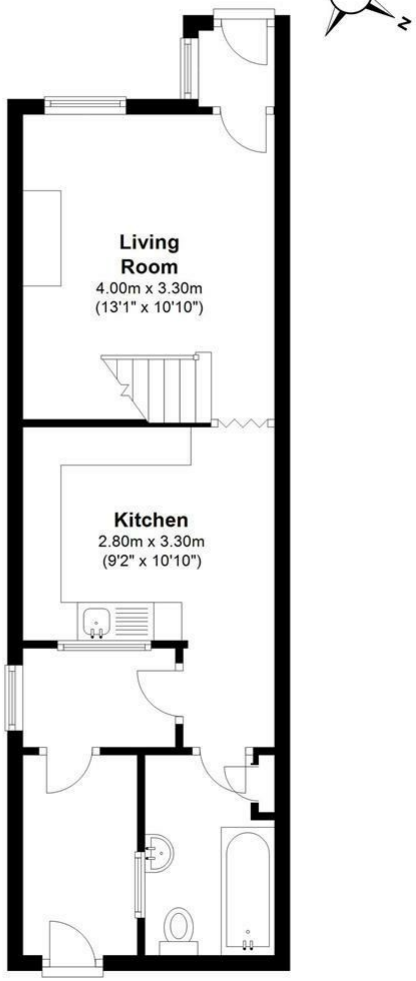
## Rear Garden
Coal bunker and area of raised garden with mature shrubs and trees. In order to access the garden you would need to install a staircase where the coal bunker is situated. (Plan of the garden available.)

## Services
Electricity, Gas, Water and mains drainage

## Viewing
By appointment through:-
Bluebell Estates
27 High Street
Aylesford
Kent
ME20 7AX
Tel: 01622 717500
Web: www.bluebell-estates.co.uk

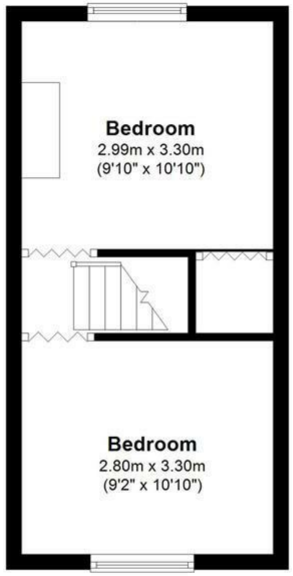
## Ground Floor

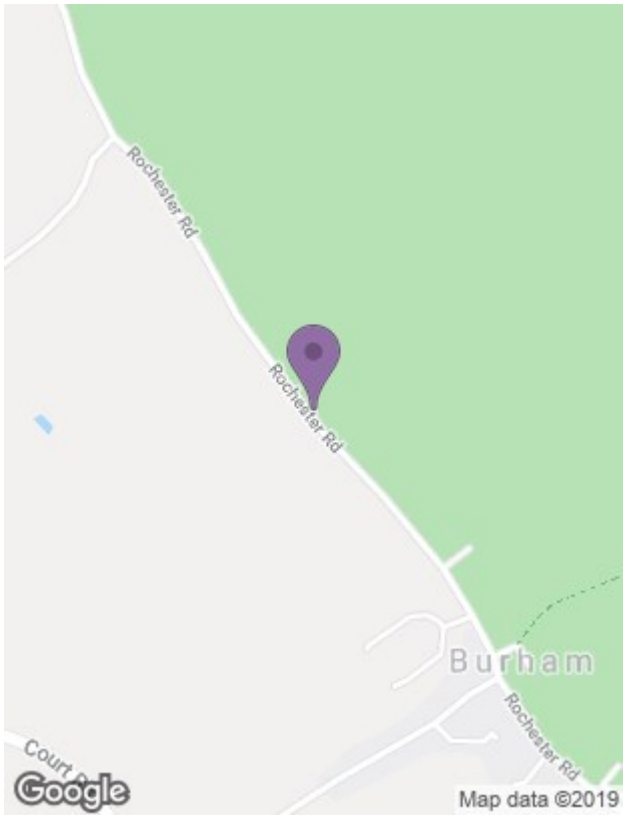
Approx. 37.5 sq. metres (403.4 sq. feet)

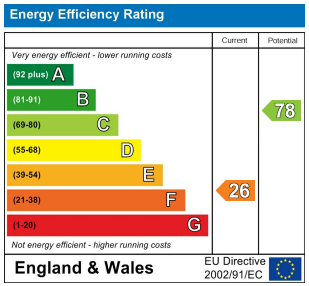


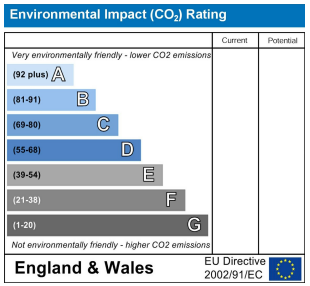

## First Floor

Approx. 23.1 sq. metres (248.3 sq. feet)

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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.