

Bluebell

ESTATES



146, High Street, Wouldham, ME1 3UQ

£365,000

About this property.....

If you are looking for a spacious family home with a good sized rear garden for the children to enjoy, in a village location, then this could be the house for you. Offered with no chain, this property will hopefully tick all the boxes for a growing family. The living space downstairs has an open plan feel however there is scope to extend across the back if you felt you needed too. A cloakroom has been added downstairs, a new boiler has just been installed, there is a conservatory leading onto the garden and there is an integral garage that could be converted to make a playroom or maybe a home office for anyone that needs that all important work from home space. The three bedrooms are all a good size so there will be no arguments about who gets the box room either. The rear garden is set out over three levels with a large patio area, a decked area and a timber summer house. There is the option to create further parking at the end of the garden but the block paved driveway is large enough to accommodate two vehicles. We expect this competitively priced property to be popular so please contact us for more information or to arrange a viewing,.

Situation.....

Looking for a peaceful escape near the Medway towns, including the charming city of Rochester? Wouldham village offers just that! Outdoor enthusiasts will love the scenic walks along the North Downs Way or the River Medway, followed by a tasty Sunday roast and pint of real ale at The Medway Inn or a flavourful meal at the adjacent Ruby's Indian restaurant. In the summertime, The Watermans Inn is the perfect spot for a cold pint in their inviting beer garden, while winter brings the cozy warmth of their Inglenook fireplace and delicious pub grub. The village's recently relocated primary school boasts a Good rating from Ofsted and is set to grow even stronger. Commuters have easy access to the M2 and M20 motorways via nearby Blue Bell Hill, and Halling Station is just a 10-minute (1.8 mile) bike ride away with trains to St Pancras International in as little as 46 minutes (including a change). If you prefer driving, Ebbsfleet International is only 22 minutes (14 miles) away by car, with trains to London St. Pancras taking only 19 minutes.









What the owner says.....

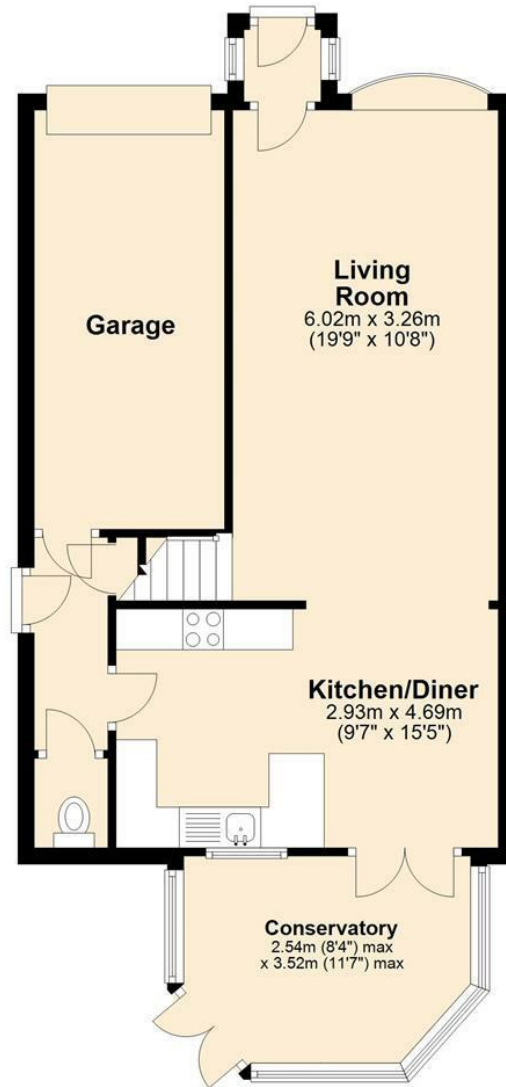
My family moved here in 1974, and along with an assortment of pets along the way, loved our time in the village, and even now, years later, the village community and way of life still exists. There are many happy memories of walks across the fields, through the nearby woods or along the riverside paths - indeed the 28 mile Medway Valley Walk runs through the village. The house likewise evolved with us: I recall several iterations of kitchen layout alone!

What you might not appreciate from viewing the house today is that the garden is significantly wider at the end than it was originally, thanks to my parents buying some neighbouring land years ago. However, time marches onwards, and sadly, the place we've called home for the last 50 years is now looking for a new family.

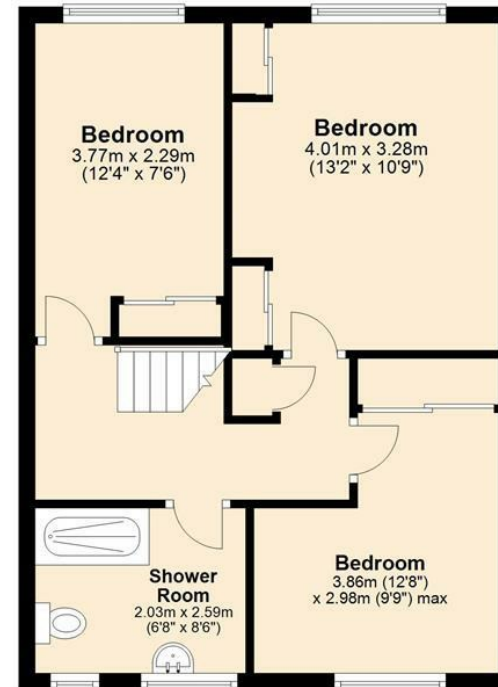


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Ground Floor



First Floor



Total area: approx. 106.6 sq. metres (1147.3 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.

