



4, Garden Court, Wouldham, ME1 3GQ  
£490,000



## About this property.....

This 5 bedroom, link detached house will appeal to young families looking for a larger home they can grow into and enjoy. On the market for the first time in nearly twenty years, the current owners have lovingly maintained the house during this time but they no longer need so much space and therefore its time to hand over the reigns to another family. The loft conversion has added two bedrooms on the top floor, each with built in wardrobes, and a cloakroom, so its perfect for teenagers to have their own space and be away from mum and dad. The master bedroom on the middle floor benefits from an ensuite shower room and there are two further bedrooms, one of which is currently used as a study, and a family bathroom with a separate bath and shower cubicle. The ground floor has a cosy, dual aspect living room, a generous sized kitchen-dining room and a large conservatory leading to the garden. This is a great space for entertaining with family and friends and summer barbeques. The garden has different areas to make the most of the sunshine, or the shade, with its sunken seating area and patio area. There are also lawns for the children to play. Back inside the house, the downstairs cloakroom incorporates a utility area which frees up extra cupboard space in the kitchen. This deceptive home is tucked away in a small, quiet cul-de-sac, yet within easy reach of the M20 and A2/M2. So if you are craving that semi-rural village location for your family, and some peace and quiet after a hard day at work, then you really must view this sensibly priced home. So contact us for more information or to arrange a viewing.

## Situation.....

If you want to be close to the Medway towns, including the historic city of Rochester but want a bit more peace and quiet then we feel Wouldham village could be the place for you. For outdoor lovers there are walks along The North Downs Way or along the River Medway and you can reward yourself after a long walk at The Medway Inn with a Sunday roast and pint of real ale or for something a little spicier in the adjoining Ruby's Indian restaurant. The Watermans Inn is great for a cold pint in the beer garden on a hot summers' day or in winter, snuggle up next to its Inglenook fireplace and enjoy a real ale with some of their great pub grub. The local primary school has been re-built and relocated and was rated by Ofsted as Good in the 2013 inspection and 2017 interim report. The village also has the recent addition of a Co-Op store. Commuters can access the M2 and M20 motorways nearby or get the train from Snodland station, a 3 mile drive away with journey times to London St Pancras of 43 minutes. Alternatively, Rochester station is just over 4 miles away with journey times to London Victoria, also in as little as 43 minutes.



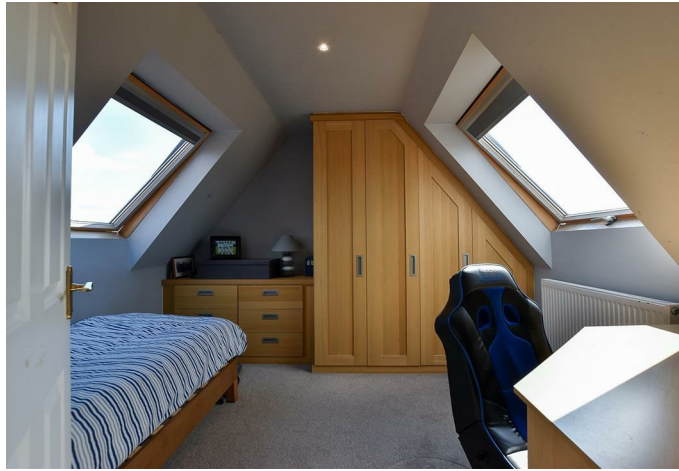












## What the owner says.....

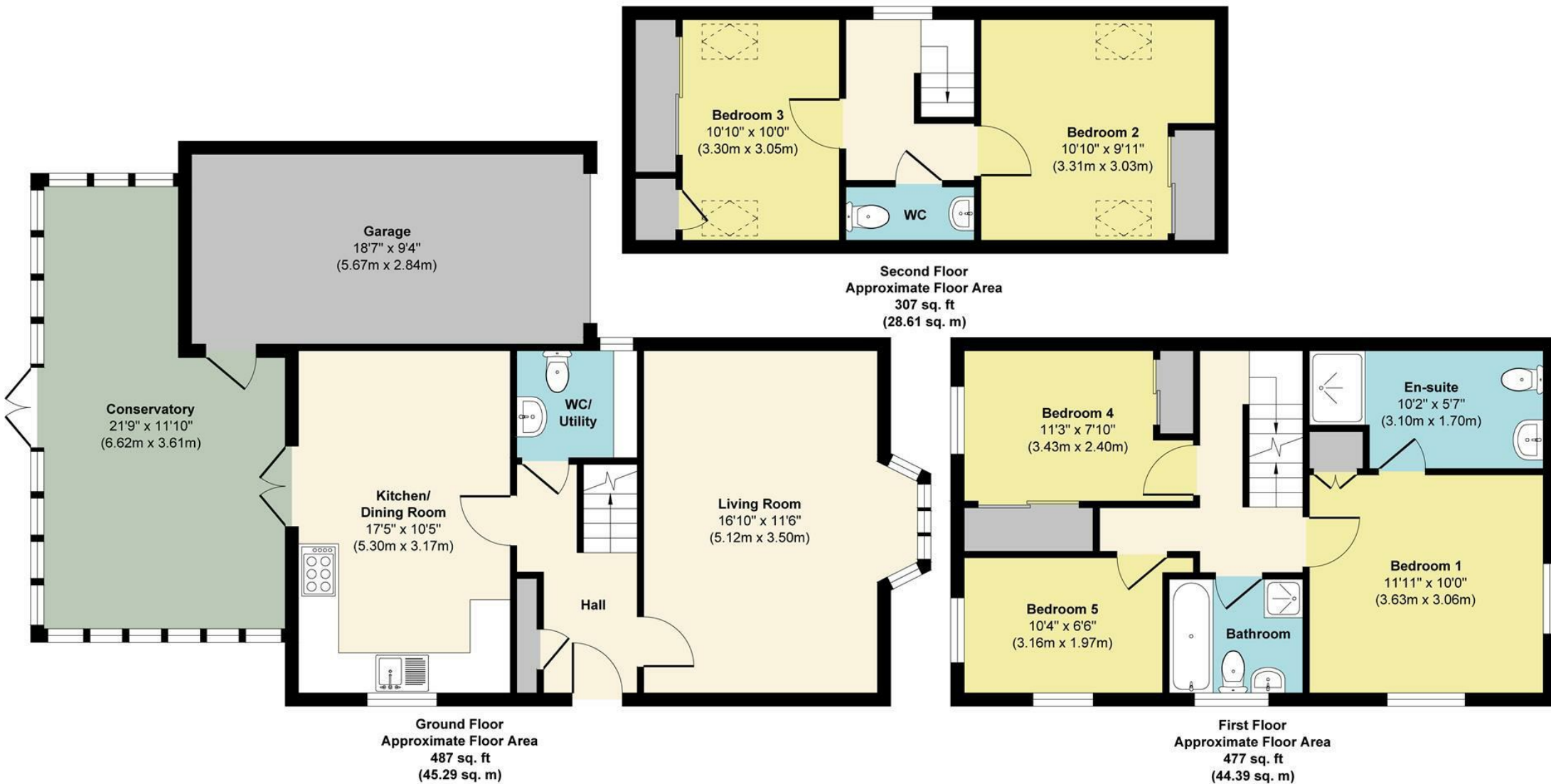
We moved into our new build home some 20 years ago. We wanted our children to attend a local primary school and grow up in a safe village community. Living in Wouldham also meant that it was easy for us to access work both locally and in London. As time moved on, our children were able to attend secondary schools in both Rochester and Maidstone, due to Wouldham's location. We have enjoyed living in a village that offers access to walks, rides, close proximity to major towns as well as a few local pubs. Our children are now at University and the time is right for us to downsize and move onto the next chapter. We hope that the next owners can enjoy all that the house and village has given us over the years.







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**Approx. Gross Internal Floor Area 1273 sq. ft / 118.29 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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