

Bluebell  
ESTATES



51, High Street, Wouldham, ME1 3XE  
£250,000

## About this property.....

## OPEN DAY SATURDAY 2ND MAY - BY APPOINTMENT ONLY ##

Step into this pretty two bedroom cottage, perfectly positioned for anyone seeking character, charm and a true sense of community. Situated in a village setting, this delightful home blends traditional appeal with practical modern living.

The ground floor offers a bright, open plan living-dining space, creating a warm, sociable heart to the home. The adjoining kitchen is neatly arranged and well connected to the main living area, making everyday life feel effortless. Upstairs, you'll find two inviting bedrooms along with a rare independently accessed bathroom, an unusual and highly desirable feature in cottages of this style, giving added privacy and convenience.

To the rear, the property opens onto an attractive westerly facing garden of approximately 50ft, a real sun trap that enjoys the afternoon and early evening light. It's a wonderful spot for relaxing, entertaining, or simply soaking up the peaceful village atmosphere. While the cottage does not have private parking, it's just a short 200m stroll to the free village car park, making parking easy and stress-free.

A charming home in a sought after location, offering character, comfort and a lovely outdoor space - this cottage is ready to be enjoyed.

## 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 primary school was built in 2018 and boasts a Good rating from Ofsted. 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.....

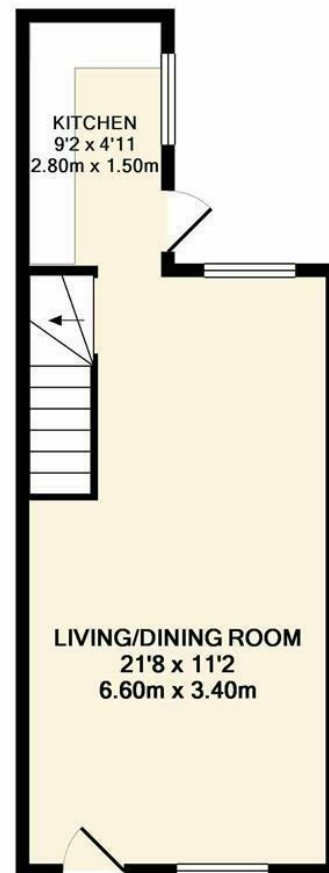
We've spent five very happy years here and it's been a wonderful place to call home.

The neighbours are lovely and there's a real community feel, which is something we'll miss. The location is ideal, surrounded by beautiful countryside and great for walks, yet still conveniently close to Rochester and transport links into London.

It's been the perfect mix of village life and accessibility, and we've truly enjoyed the lifestyle it offers.



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1ST FLOOR  
APPROX. FLOOR  
AREA 242 SQ.FT.  
(22.5 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 290 SQ.FT.  
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Agents Notes

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