Bluebell ESTATES

8, Church Street, Burham, ME1 3SD

£625,000

About this property.....

A stunning four bedroom detached family home, beautifully presented throughout and perfectly suited to modern family living.

Inside, a light-filled living room provides a welcoming space to relax. The impressive kitchen forms the heart of the home, with striking bi-folding doors opening onto the garden and creating a seamless connection between inside and out. The kitchen is also semi open-plan to the dining area, while a separate utility room and practical boot room provide invaluable additional space, ideal after enjoying countryside walks with the dogs.

Upstairs, you'll find three generous double bedrooms, including an impressive principal suite complete with a walk-in wardrobe and stylish en-suite shower room. A further bedroom, family bathroom and additional shower room ensure there's ample space for growing families and visiting guests alike.

Externally, the property continues to impress with a substantial driveway providing ample off-road parking and EV charging. The newly added oak-framed porch delivers a charming first impression and perfectly complements the character and quality found throughout this beautiful home.

Set within a desirable village location, surrounded by countryside yet offering excellent access to local amenities and transport links, this is a home that truly needs to be viewed to be fully appreciated.

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. 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 2024, and relax in the vast recreation ground and park located in the heart of the village.

Commuters can easily access the M2 and M20 from the top and bottom of nearby Blue Bell Hill. And for those who crave the hustle and bustle of city life, Rochester, Chatham, and Maidstone are a few miles away. 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.

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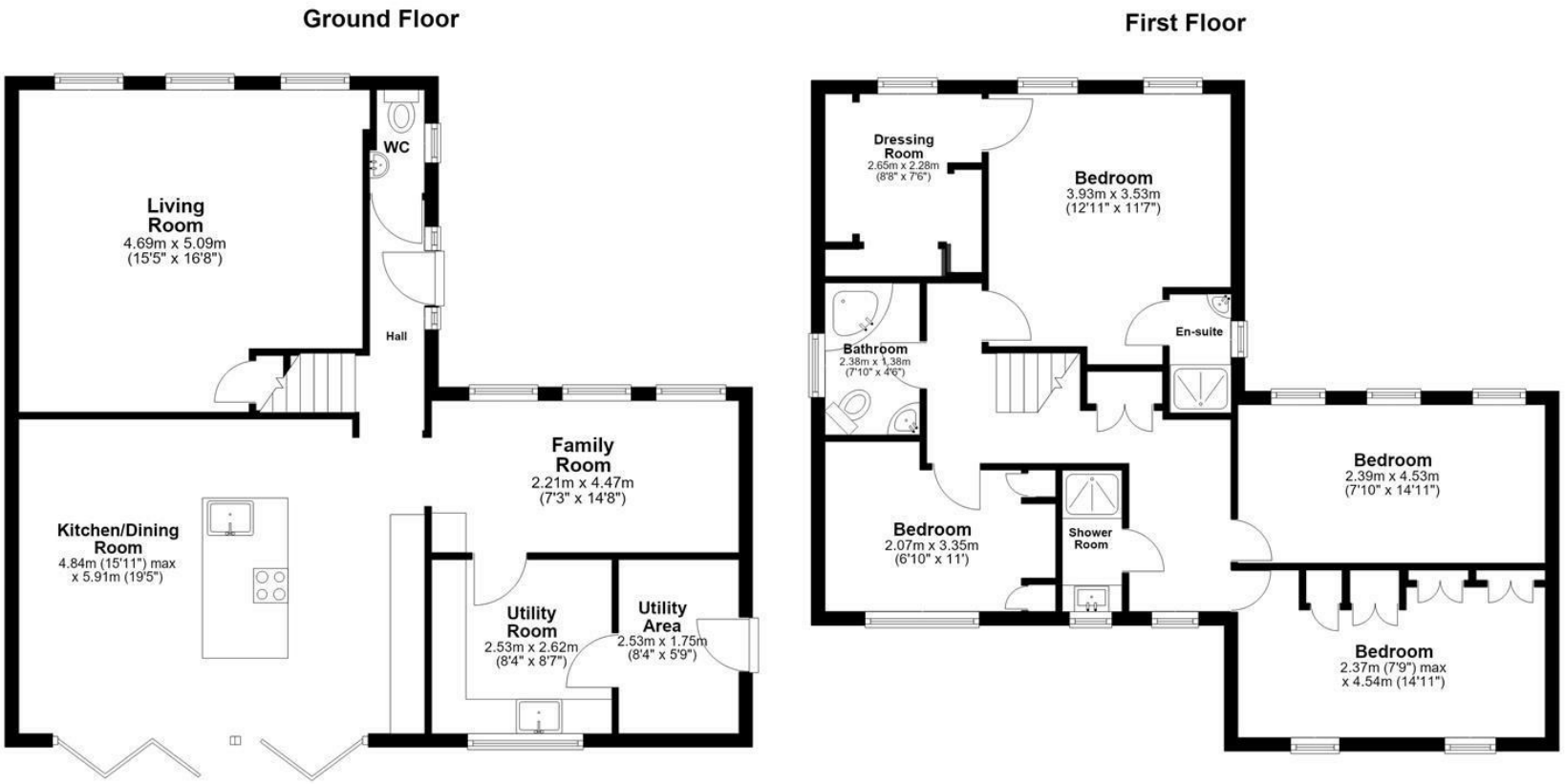
What the owner says.....

Having grown up in Burham, we moved back 20+ years to raise our family. Our children attended the local school, and we have been involved in the local community for many years. The village holds a special place in our hearts as it has provided a safe and welcoming environment for the entire family. The local area is great if you love the outdoors for cycling, walking (with or without the dogs) and exploring. Working in London has made this ideal for commuting. The house has evolved with the family and is going to be greatly missed as well as all our lovely friends and neighbours. I hope the new owners build as many fantastic memories here as we have.

HOME
Golf Jokes

THE POO ROOM

8, Church Street, Burham, ME1 3SD



Total area: approx. 144.8 sq. metres (1558.7 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.

The Property Ombudsman

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