

# Bluebell

ESTATES



40, Church Street, Burham, ME1 3SD  
£325,000

## About this property.....

Charming Semi-Detached Cottage in the Heart of Burham Village

Tucked away on the picturesque Church Street in Burham, this delightful character-filled semi-detached cottage offers a peaceful retreat with countryside walks from either end of the street and a popular gastro pub just moments away.

The ground floor features a welcoming entrance lobby, a country-style kitchen, and a spacious hallway. The open-plan, bow-fronted living room is a standout feature, with a charming fireplace and a log-burning stove, which flows seamlessly into the dining room. The modern bathroom completes the ground floor.

Upstairs, you'll find two generously sized double bedrooms, both with built-in wardrobes. The rear bedroom offers stunning countryside views, providing a tranquil setting for rest and relaxation.

Externally, the property benefits from a neatly enclosed rear garden, a brick outbuilding, and a driveway to the side with space for two cars. A pleasant front garden adds to the charm and appeal of this lovely home.

This is an ideal home for those seeking a combination of character, comfort, and a fantastic village location with easy access to local amenities and outdoor leisure.

## 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 newly refurbished 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, buses run regularly to Rochester, Chatham, and Maidstone. 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.











## What the owner says.....

I moved to Burham 33 years ago and it was the best decision I ever made. The cottage needed a lot of TLC, however, I took my time and it was a joy to see my little cottage transform. The surrounding countryside is amazing and there are some lovely local walks. I have been blessed with some very good neighbours and consider them my friends. I will be so very sorry and sad to leave.



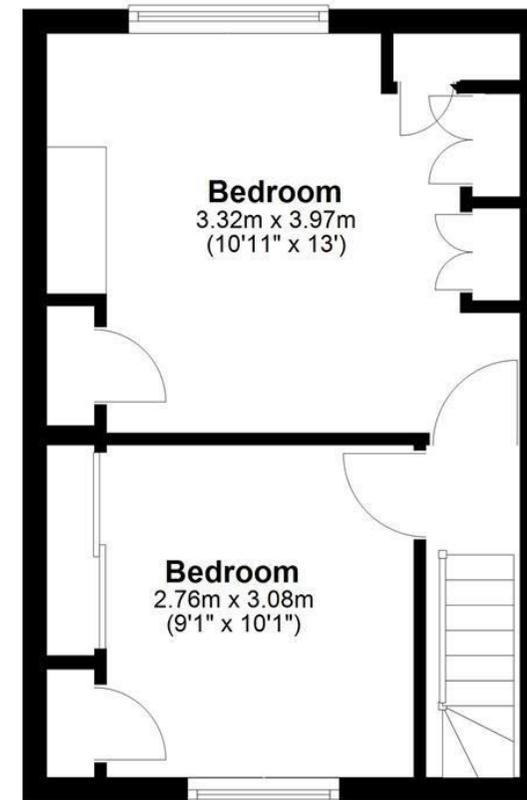


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## Ground Floor



## First Floor



Total area: approx. 70.1 sq. metres (754.7 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.



