Bluebell

ESTATES



16, Village Road, Wouldham, ME1 3FL

Guide Price £425,000

About this property.....

GUIDE PRICE £425,000- £440,000

Built in 2017 and occupying an attractive position within the ever-popular Peters Village development, this beautifully presented three-bedroom semi-detached home offers stylish, energy-efficient living with the added benefit of a high-quality replacement kitchen and a superbly landscaped rear garden.

The accommodation is perfectly suited to modern life, with a welcoming entrance hall leading to a spacious kitchen/breakfast room, ground floor cloakroom and a bright living/dining room spanning the rear of the property. French doors open directly onto the east-facing garden, allowing the morning sun to flood the house and creating a seamless connection between indoor and outdoor living.

Upstairs, the principal bedroom benefits from its own en-suite shower room, whilst two further bedrooms are served by a contemporary family bathroom.

Outside, the rear garden has been thoughtfully designed to create a wonderful space for both relaxing and entertaining, with established planting, attractive seating areas and a timber gazebo providing the perfect spot for summer evenings. The property also benefits from a car barn and driveway accessed from the garden.

With an impressive EPC rating of B, this is a modern home that combines style, practicality and efficiency in equal measure. Beautifully maintained and tastefully improved by the current owners, it offers buyers the opportunity to simply unpack and enjoy from day one.

Situation.....

Looking for a modern purpose built village surrounded by countryside that's close to the Rochester, Maidstone and West Malling? Peters village might just be what you're looking for. This new community sits on the banks of the River Medway and boasts its own shops, medical center, and village hall with changing rooms to serve the playing fields. Plus, with easy access to Wouldham Primary School (Ofsted Good), families with children can feel confident in their educational opportunities.

Outdoor enthusiasts will love the nearby North Downs Way and River Medway walks. And when you're ready to refuel, head to The Medway Inn for a classic Sunday roast and pint of real ale, or check out the adjoining Ruby's Indian restaurant for a little spice. Commuters will appreciate the ease of access to the M2 and M20 motorways via nearby Blue Bell Hill. For those who prefer public transportation, Halling Station is just a short cycle or drive away (1.5 miles) with trains to St Pancras International as quick as 46 minutes (including a change), while Ebbsfleet International is just 19 minutes (12.6 miles) away by car, with trains to London St. Pancras in a mere 19 minutes. Don't miss out on the best of both worlds with Peters village.






CAT HAIR
Don't Care















What the owner says.....

This home has been our very own haven. We have watched the growth over the past eight years, from buying a new house, which became a home in this beautiful and friendly village this community now enjoys. From cycling along the river and country walks right through to the easy access to the A2 and M20, this has been a wonderful time in our life.

This home has provided us with a happy, safe environment to live in, with lots of lovely neighbours that have become friends … we will be sad to leave here, but needs must and it's too far to commute to Norfolk!


New Zealand

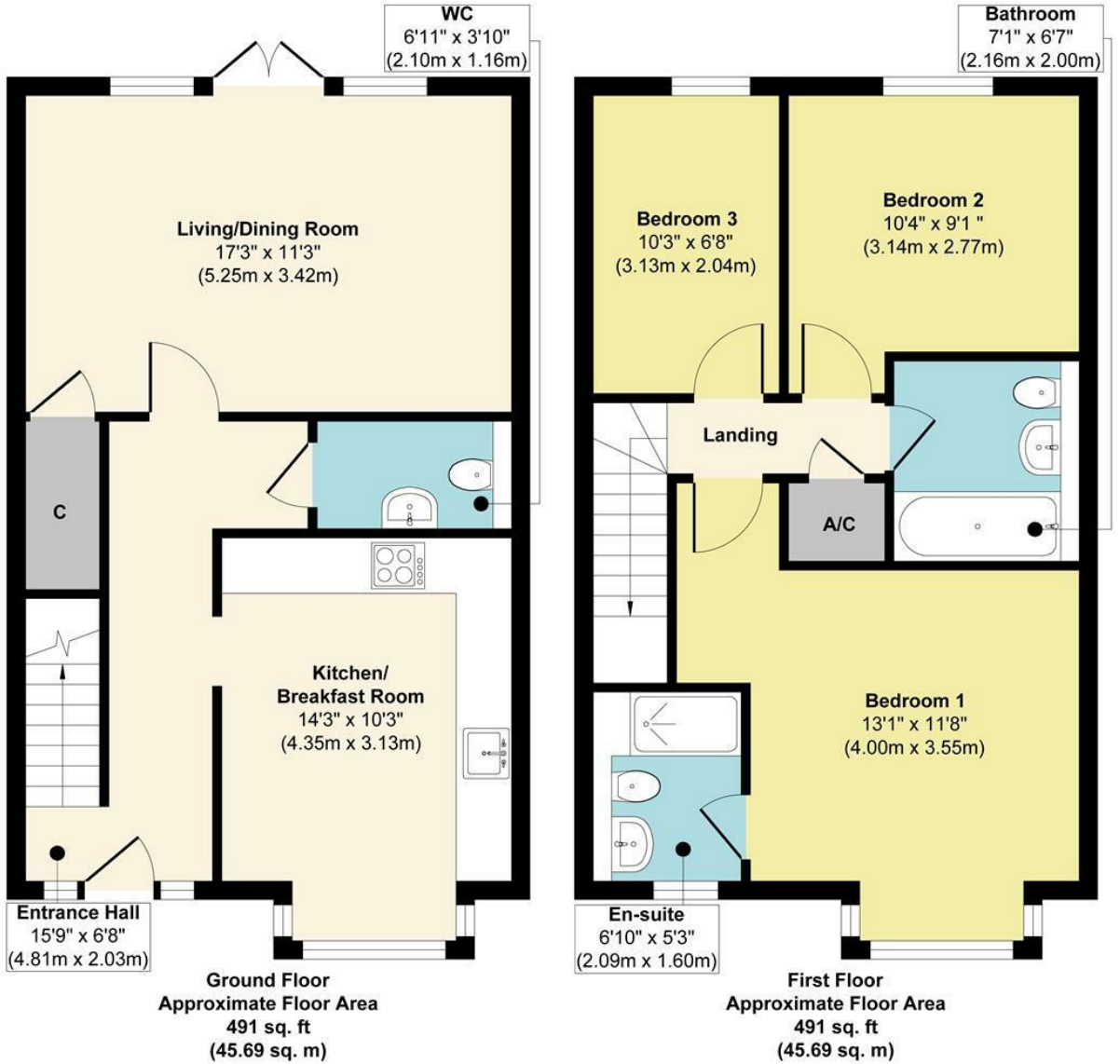

REMEMBER
far as anyone
we're a nice
NORMAL
FAMILY


HAPPY
PLACE





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Approx. Gross Internal Floor Area 982 sq. ft / 91.38 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.






Public
Bridleway




CLIMB TREES
make mud pies
fly in the summer
Imagine
build forts
DIG TRENCHES
jump in puddles
Ride Bikes
make LOUD noises
be a superhero
DREAM