



**Waterman Way, Wouldham, Rochester, ME1 3FX**  
**£450,000**



Located in the ever-popular Peters Village, this beautifully presented four-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors, ideal for modern family living.


The ground floor features a stylish lounge alongside a contemporary kitchen/dining room at the rear, complete with patio doors opening directly onto the garden - perfect for both everyday living and entertaining. A convenient cloakroom completes this level.

On the first floor, there are three bedrooms served by a well-appointed family bathroom. The top floor hosts a superb main bedroom suite, complete with fitted wardrobes, a private ensuite shower room, and excellent additional storage - creating a calm and private retreat.

The rear garden has been beautifully landscaped, featuring a patio seating area and low-maintenance artificial grass. To the front, the property benefits from a driveway and car port providing off-road parking, along with a useful storage area to the rear of the car port.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

- Modern Semi-Detached 4 Bedroom Townhouse
- Highly Sought-After Peters Village Location
- Stylish Kitchen/Dining Room
- Downstairs Cloakroom
- Top-Floor Principal Bedroom Suite with Ensuite
- Landscaped, Low-Maintenance Rear Garden
- Off-Road Parking
- EPC Rating B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ACCOMMODATION

### Ground Floor:

Living Room 15'06 x 15'02 (4.72m x 4.62m)

### Hallway

Kitchen/ Diner 16'06 x 15'05 (5.03m x 4.70m)

Downstairs Cloakroom 6'07 x 4'00 (2.01m x 1.22m)

### First Floor:

Bedroom 2 15'02 x 8'05 (4.62m x 2.57m)

Bedroom 3 9'00 x 9'01 (2.74m x 2.77m)

Bedroom 4 10'09 x 6'09 (3.28m x 2.06m)

Family Bathroom 9'02 x 5'05 (2.79m x 1.65m)

### Second Floor:

Storage Cupboard 8'00 x 4'06 (2.44m x 1.37m)

Principle Bedroom 14'02 x 13'06 (4.32m x 4.11m)

Ensuite Shower Room 7'02 x 6'11 (2.18m x 2.11m)

### Outside:

Rear Garden

Car Port With Storage Behind

Driveway

## ADDITIONAL INFORMATION

Freehold

Council Tax Band D

EPC Rating B

UPVC Double Glazing

Gas Central Heating (Boiler is serviced annually)

Maintenance Fee - Approx. £300 per annum

## LOCAL AREA INFORMATION FOR WOULDHAM

Wouldham is a rural village which sits between the base of the North Downs (Area Of Outstanding Natural Beauty) and the bank of the River Medway, with a 11th-century church, one school, one village shop, and two public houses, The Medway Inn and The Waterman's Arms. This property lies along Pilgrims Way (the ancient route along the Downs linking the cathedral cities of Winchester and Canterbury). There are an abundance of country walks and pleasant views whichever direction you travel with the North Downs being the highlight.

Although Wouldham feels a rural location, it is actually very conveniently located and over recent years been developed with Peters Village which is a new development with several phases which has been designed to be a true village, with its own community facilities. When completed, it will have its own shops, medical centre, school, and village hall with changing rooms to serve the area's playing fields. Wouldham provides easy access to both the M20 and M2 motorway networks, as well as being located approximately 8 miles from Maidstone and approximately 4 miles from Rochester.

For education there is a local primary school, and secondary including grammar and private educational opportunities located in Maidstone. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.



# *Awaiting Floor Plan*

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