



261, Rochester Road, Burham, ME1 3RT  
£239,950

## About this property.....

If you are looking for a 2 bedroom cottage in a pleasant village location and don't mind putting your own stamp on the place then look no further. This Victorian home has an open plan sitting-dining room with space for a log burning stove - perfect to snuggle up in front of after a long winter walk on the North Downs. The front bedroom enjoys pleasant views to the neighbouring countryside and there is an additional bedroom and bathroom accessed from the first floor landing. The property boasts a long South-Westerly facing rear garden with workshop at the end, a useful cellar and a parking area for one car to the front. We strongly recommend an early viewing on this charming home that is just full of potential!

## Situation.....

There is a real sense of community in Burham village. You can still see horses riding on the roads from the local stables and many walkers enjoying walks in the Kent Downs area of outstanding beauty. We would recommend the newly refurbished Butchers Block for a meal and glass of fine wine or for a more relaxed atmosphere try The Windmill, with its bargain Sunday roasts and secluded beer garden. Little ones will hopefully benefit from the small village primary school which was rated Good by Ofsted in 2018 and enjoy their free time relaxing in the large recreation ground and park in the centre of the village. Commuters will be able to access to the M2 and M20 at the top and bottom of nearby Blue Bell Hill. If you feel you need the hustle and bustle of town life then bus services run to Rochester, Chatham and Maidstone.









## What the owner says.....

This is a lovely, welcoming, family home, treasured by our Dad and a real peaceful haven. The garden is such a place to relax and take stock, and a space where many warm sunny days can be spent.

It is surrounded by lots of beautiful walks and views, and the local pubs have a great friendly atmosphere and is close to the beauty spot, Bluebell Hill.

It is part of a thriving local community, with many friendly faces and wonderful neighbours.

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Agents Notes

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