



99, Rochester Road, Burham, ME1 3SG  
£325,000

## About this property.....

If you are looking for a character home in a semi-rural village and need 4 bedrooms we don't think you'll find a better home than this for the money. This beautifully presented Victorian home enjoys stunning views of the North Downs to the front and is deceptively spacious. The extended living room boasts a log burning stove- perfect for winter nights, the dining room is next to the kitchen so ideal for entertaining and certainly big enough to house a large table and chairs. The 4 separate bedrooms are spread over the first and second floors and the main bedroom has a stunning en-suite bathroom which is in addition to the ground floor bathroom. To top it all off there is a long South-Westerly facing rear garden and a useful cellar for storage. We strongly recommend an early viewing of this wonderful home to avoid disappointment as we expect it to generate a lot of interest.

## 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.









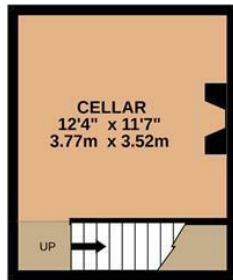
## What the owner says.....

We've really enjoyed our home and the space in our garden for playing with the children. We love Burham and we will really miss the stunning views, friendliness of the village and our lovely neighbours. The location has been superb for being semi-rural and yet close enough to access major motorways quickly. Being only 15 minutes from Rochester's fast trains into London has helped work trips and evenings out in London. We've had so much to enjoy here. We will miss a park being 1 minute walk away and sitting on the decking enjoying beautiful sunsets but look forward to moving closer to our family



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**BASEMENT**  
175 sq.ft. (16.3 sq.m.) approx.



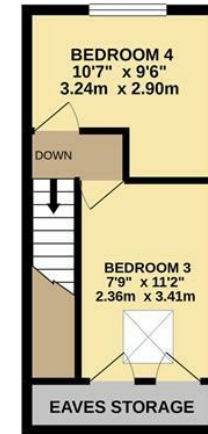
**GROUND FLOOR**  
487 sq.ft. (45.2 sq.m.) approx.



**1ST FLOOR**  
383 sq.ft. (35.6 sq.m.) approx.



**2ND FLOOR**  
249 sq.ft. (23.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1294 sq.ft. (120.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Agents Notes

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