



47, Bell Lane, Burham, ME1 3SX
£445,000

About this property.....

Beautifully extended and perfectly positioned in a sought after village setting, this impressive four bedroom home offers the space, flexibility and lifestyle every growing family dreams of.

A welcoming entrance hall leads to two spacious reception rooms, providing plenty of room to relax, entertain or simply enjoy family life. The stylish modern kitchen is complemented by a practical utility area and a bright conservatory. A convenient downstairs cloakroom completes the ground floor.

Upstairs, four bedrooms provide comfortable accommodation. The principal bedroom benefits from its own en-suite shower, while the remaining bedrooms are served by a contemporary family bathroom.

Outside, the wrap around garden is a real highlight. Thoughtfully designed by the current owners, it offers an great space for entertaining, from summer barbecues to family celebrations. A substantial 24ft x 12ft garage provides excellent storage or workshop potential, with parking to the front, while the gated driveway offers further off road parking.

Offering generous living space, excellent parking and fantastic outdoor entertaining areas, this is a home that effortlessly combines village charm with modern family living.

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 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, Rochester, Chatham, and Maidstone are a few miles away. 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.....

From the moment we viewed our property, we knew the peaceful and stunning countryside would be the perfect place for us. The easy access to the M20 and M2 motorways, along with excellent transport links, made it ideal for commuting to work.

The area has proved to be everything we hoped it would be. We have been fortunate to have wonderful neighbours and to become part of a thoughtful, friendly community where we have made many lasting friendships. We have especially loved the beautiful dog-walking routes, the riverside paths, and the surrounding countryside walks.

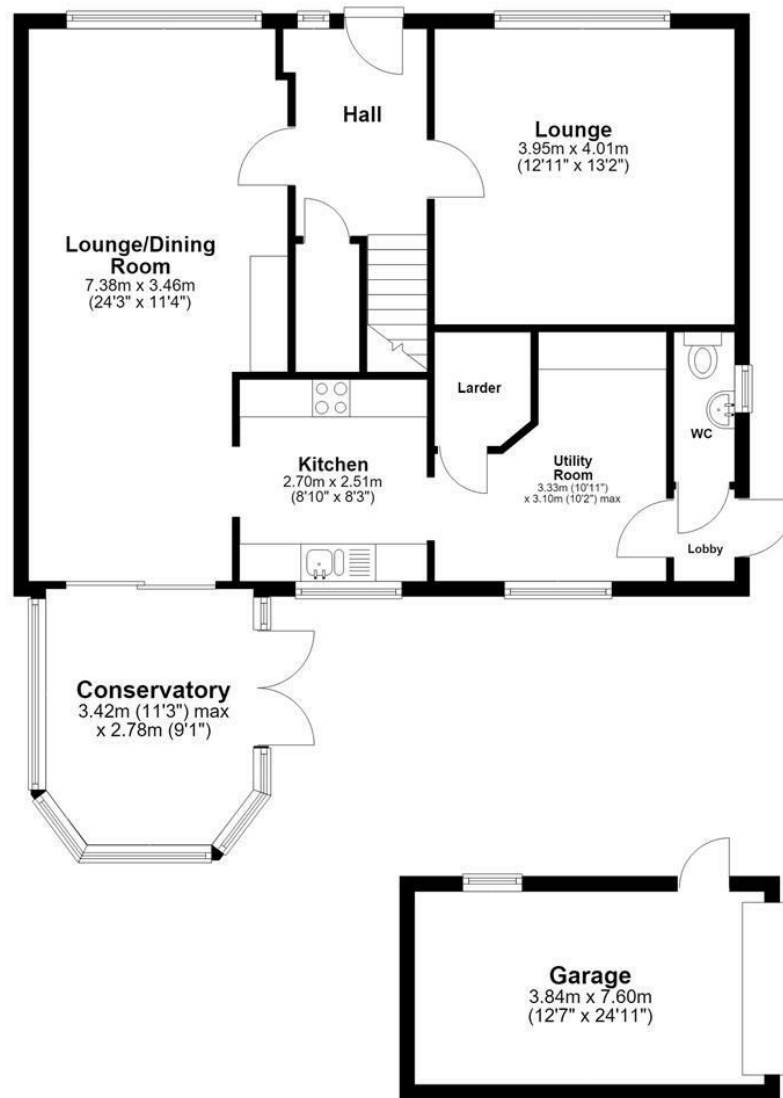
We hope the next owners will come to love the village as much as we have. Although we are selling, we are hoping to remain in the area because it has truly become home to us.



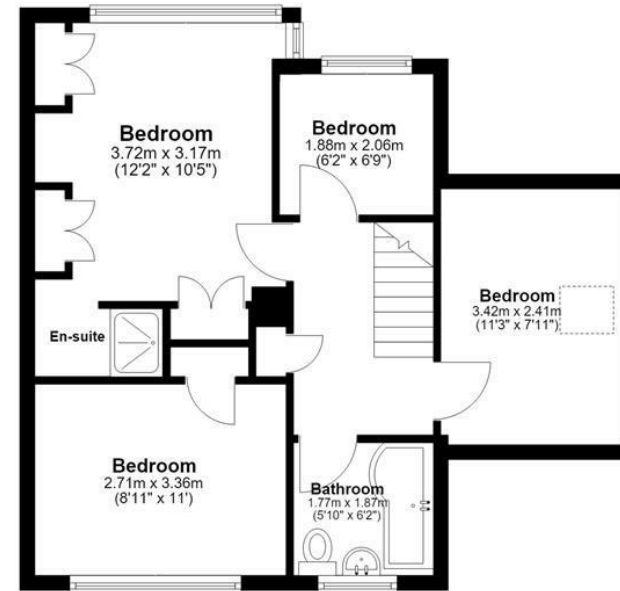


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Ground Floor



First Floor



Total area: approx. 125.6 sq. metres (1351.6 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.



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