



BURROWS LANE



£400,000 Freehold

THE PROPERTY

Guide price £400,000 - £450,000

This lovely four bedroom detached family house, set within the village of Middle Stoke has been recently transformed by the vendors, with a contemporary fitted kitchen which opens out into the spacious lounge/ dining room. In addition to the living room, there is a generous sized entrance hall, modern shower room and utility room.

The garage has been converted and is currently utilised as a fifth bedroom by the current owners. Upstairs are four bedrooms and family bathroom.

The rear garden backs onto countryside views and has a garden office with air conditioning, heating, double glazing and internet connections. To the front of the property is a generous sized driveway, to accommodate several vehicles.

The property itself is ideal for anyone looking for transport links for countryside living or to be close to the Hoo peninsula and historic Rochester. There are A2/ M2 motorway links for convenience and yet great for local countryside walks.



BURROWS LANE, MIDDLE STOKE, ROCHESTER, KENT, ME3 9RN



Entrance Hall

Shower room

Lounge/ Dining room

26' 9" x 20' 0" (8.15m x 6.10m)

Utility room

10' 2" x 8' 4" (3.10m x 2.54m)

2nd Reception room

16' 4" x 8' 5" (4.98m x 2.57m)

Landing

12' 7" x 10' 4" x "6'2" L shape

Bedroom 1

13' 10" x 10' 8" (4.22m x 3.25m)



Bedroom 2

10' 3" x 8' 9" (3.12m x 2.67m)

Bedroom 3

13' 1" x 10' 1" (3.99m x 3.07m)

Bedroom 4

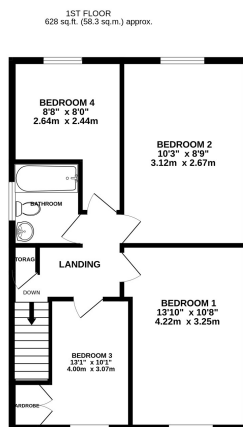
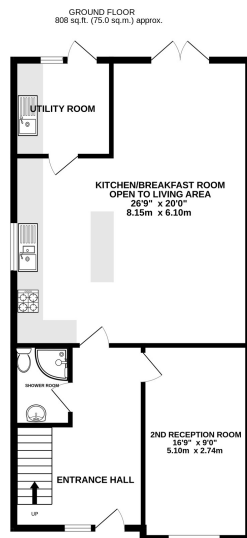
8' 8" x 8' 0" (2.64m x 2.44m)

Bathroom





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TOTAL FLOOR AREA: 1436 sq.ft. (133.4 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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EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

Local Authority

Medway

Band E



SITUATION

Historic Rochester offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by.

DIRECTIONS

From the M2, junction 1, take the A289 exit to Gillingham/Grain/A228. Continue onto Hasted Rd/A289 and at the Four Elms Roundabout, take the 1st exit onto Four Elms Hill/A228. At the roundabout, take the 2nd exit onto Peninsula Way/A228, at the next roundabout, take the 2nd exit onto Ratcliffe Hwy/A228 continue to take the 2nd exit at the next 2 roundabouts onto A228. Turn right onto Grain Road. Turn left onto Burrows Lane.

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Greyfox Prestige Walderslade

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