



BUSH ROAD



£775,000 Freehold

THE PROPERTY

Individual property in the sought after location of Cuxton village with convenient access to Rochester and M2/M20 motorway links. Also nearby is the Medway Valley Entertainment Complex with multiplex cinema, eateries and a variety of other leisure activities. Also of note, Cuxton village is situated within the Kent Downs area of outstanding natural beauty. The house backs onto Ranscombe Farm Reserve, famous for wild flowers and the wild Deer that roam it. There is also a local vineyard. Cobham Woods is a site of special scientific interest with its famous Mausoleum.

The property itself is a lovely house along a sought after road. Spacious and versatile, with the second sitting room and the playroom having the potential to utilise as a fourth and fifth bedroom. Accommodation comprises: Entrance hall, bay fronted 2nd reception room in addition to a lounge to the rear with doors to conservatory. In addition, on the ground floor is a separate dining room, kitchen, cloakroom and another bay fronted room, currently used as bedroom 4 but would also make a great office space. Also a utility area.

To the first floor are three double bedrooms, two with ensuites. The bathroom has two wash hand basins, a bath & WC.

The outside space is an excellent space for entertaining with lawn and patio area approx 90ft x 42ft. There is ample parking to the front in the form of a driveway and a garage.

Must be viewed.





Porch

Entrance Hall

Sitting Room

13' 6" x 11' 0" (4.11m x 3.35m)

Lounge

15' 4" x 12' 10" (4.67m x 3.91m)

Kitchen

20' 0" x 8' 10" (6.10m x 2.69m)

WC

Bedroom 4/Playroom

13' 1" x 11' 1" (3.99m x 3.38m)

Dining Room

12' 0" x 8' 1" (3.66m x 2.46m)



Utility Room

8' 1" x 4' 8" (2.46m x 1.42m)

Conservatory

17' 7" x 12' 7" (5.36m x 3.84m)

Principal Bedroom

11' 9" x 11' 4" (3.58m x 3.45m)

Ensuite

8' 8" x 4' 8" (2.64m x 1.42m)

Bedroom 2

13' 0" x 10' 5" (3.96m x 3.17m)

Wetroom

5' 3" x 3' 3" (1.60m x 0.99m)



Bedroom 3

13' 0" x 12' 9" (3.96m x 3.89m)

Bathroom

13' 10" x 9' 0" (4.22m x 2.74m)

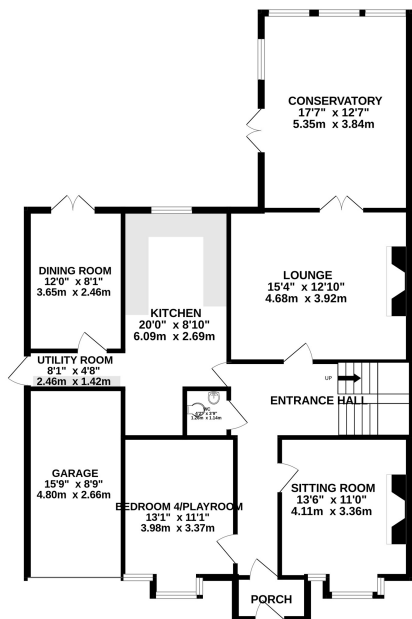
Garage

15' 9" x 8' 9" (4.80m x 2.67m)

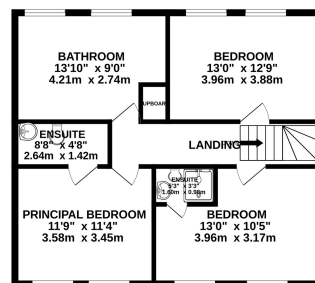


BUSH ROAD, CUXTON, ROCHESTER, KENT, ME2 1HB

GROUND FLOOR
1239 sq. ft. (115.1 sq.m.) approx.



1ST FLOOR
597 sq. ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1836 sq.ft. (170.5 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		
(81-91)	B		
(69-80)	C	77	84
(55-68)	D		
(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

Cuxton is a village in the unitary authority of Medway in South East England. It lies on left bank of the River Medway in the North Downs. It is served by the A228 linking conveniently to both the M2 & M20 motorways, and Cuxton railway station on the Medway Valley Line between Strood and Maidstone. Nearby are a nature reserve, country park and working farm, part of the site is included in the Cobham Woods Site of Special Scientific Interest, and the whole farm is within the Kent Downs Area of Outstanding Natural Beauty. The area is served by various shops and amenities including the popular Cuxton Community School.

DIRECTIONS

At Taddington Roundabout, take the 3rd exit onto the M2 slip road to M25/London. Merge onto M2 and continue onto Watling Street/A2. Take the exit towards Cobham/Shorne. At the roundabout, take the 2nd exit onto Halfpence Lane. At the roundabout, take the 1st exit onto Cobhambury Road. Cobhambury Road turns left and becomes Warren Road. Continue onto Bush Road and the property will be on the left.

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