



BURNERS WALK



Offers in Excess of £625,000 Freehold

THE PROPERTY

Situated on a corner plot within the prestigious location of Peters Village, Wouldham, this area is sought after due to proximity to local river walks and bike trails for the Kent Downs - an area of outstanding natural beauty. For the professional who commutes, M2 & M20 road links are within easy access.

The house itself is presented to an excellent standard throughout including many upgrades such as some 'Amtico' flooring downstairs. The bright entrance hall is welcoming with some paneling to the walls for a contemporary feel. The lounge is of an excellent size with the log burner and hearth providing a cosy focal point. There is a separate dining room, perfect for entertaining in addition to the well appointed kitchen/breakfast room, overlooking the rear garden. A variety of integral appliances are included in the sale. Also to the ground floor is a downstairs cloakroom/WC.

Upstairs is larger than the average four bedroom house, as two of the four bedrooms benefit from ensuite shower room and the third bedroom also has a walk-in wardrobe. The main bathroom has a bath with shower over.

The rear garden is deceptive in size due to it wrapping around the rear aspect plus decking. A great area for family and friends to gather and enjoy the bar area which has been created by the current vendor to the rear of the carport. The carport has two spaces and also has an EV charger.

Wonderful family house. Book your viewing today.

Agent note: There is a £500 per annum service charge for the grounds of the estate.



BURNERS WALK, WOULDHAM, ROCHESTER, KENT, ME1 3WJ



Hallway

Living Room

21' 3" x 11' 11" (6.48m x 3.63m)

Dining Room

13' 1" x 11' 10" (3.99m x 3.61m)

Kitchen/Utility/Breakfast Room

18' 11" x 16' 8" (5.77m x 5.08m)

WC

Bedroom 1

11' 11" x 10' 10" (3.63m x 3.30m)

Ensuite

9' 9" x 4' 0" (2.97m x 1.22m)



Bedroom 2

14' 10" x 11' 11" (4.52m x 3.63m)

Ensuite

6' 6" x 5' 10" (1.98m x 1.78m)

Bedroom 3

11' 11" x 7' 9" (3.63m x 2.36m)

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

Bedroom 4

9' 6" x 9' 6" (2.90m x 2.90m)

Carport

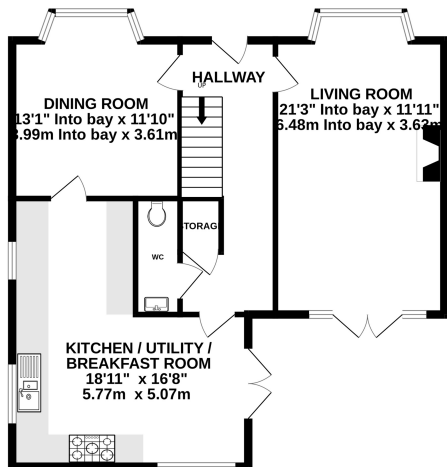
17' 11" x 17' 0" (5.46m x 5.18m)



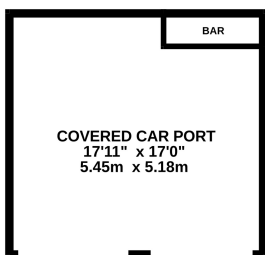
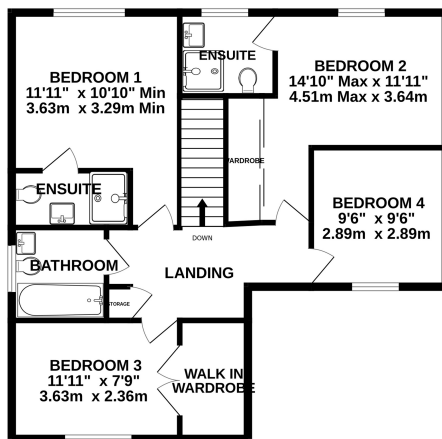


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GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1859 sq.ft. (172.7 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+)		92
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

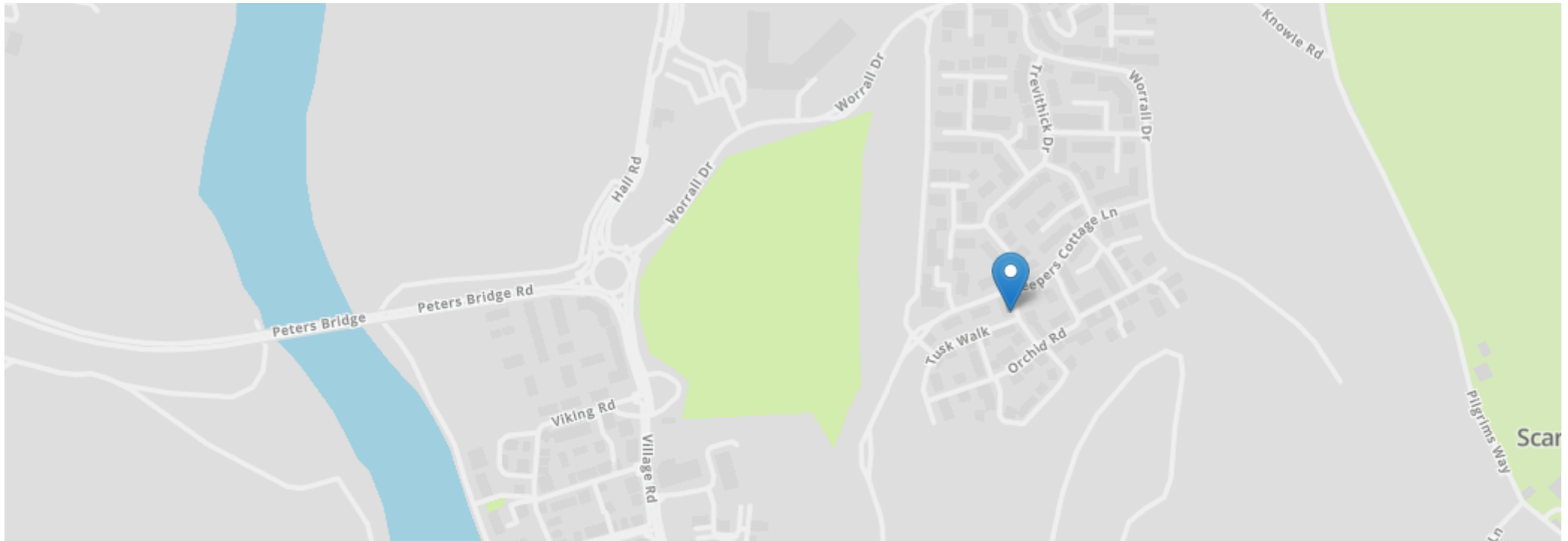
AGENT NOTES

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

Tonbridge & Malling

Band F



SITUATION

Wouldham is a small village on the bank of the River Medway in Kent, with an 11th century church, one school, one village shop, Medway Inn and Waterman's Arms. Close to Motorway connections including M2 / M20 and M25 giving access to both London and the coast.

DIRECTIONS

From Bluebell Hill, Lord Lees Roundabout, take the 1st exit onto the A229 slip road to Channel Tunnel/M20/Maidstone. Merge onto A229 and take the exit towards Eccles/Burham/Wouldham. Continue onto Rochester Road. Continue straight onto Pilgrims Way. Continue onto Rochester Road. Turn left onto New Court Road and continue onto Court Road. Continue onto Village Road. Turn right onto Keepers Cottage Lane. Turn right onto Orchard Road and turn right onto Burners Walk.

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