



23 Oldfield Drive
Wouldham, Rochester
ME1 3GP
OIRO £400,000

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Description

A superb opportunity to acquire this stunning semi-detached contemporary family home, ideally situated in a highly sought-after village location. The accommodation has been beautifully transformed by the current owners, with Amtico flooring laid throughout the entire ground floor, creating a seamless sense of space and practicality in an elegant herringbone design. The impressive kitchen/dining room features striking cobalt blue cabinetry complemented by white quartz work surfaces and integrated AEG appliances. The ground floor further benefits from a useful utility/cloakroom, a spacious hallway with built-in storage cupboards and staircase to the first floor, and a bright through lounge with double casement doors opening onto the landscaped rear garden. Upstairs, the landing enjoys a rear-facing window. The principal bedroom boasts a re-fitted en-suite shower room with an opulent finish. There is a generous second double bedroom and a delightful third bedroom featuring decorative panelling to dado height. The family bathroom is fitted with a shower. Additional benefits include gas central heating with a boiler replaced approximately two years ago, double-glazed windows fitted with stylish French shutters throughout, a driveway with EV charging point, and an attached garage. The rear garden measures approximately 30 ft and has been attractively landscaped, offering a raised deck with pergola — perfect for evening entertaining — along with a lawn, mature shrubs, and a further patio area. The property forms part of a small development on the outskirts of this desirable village, enjoying views over farmland and woodland beyond, and is within walking distance of playing fields, the local school, and village shops.

Location

Wouldham is nestled on the banks of the Medway and the property is conveniently situated near several parks and open green spaces, as well as a variety of local shops and both primary and secondary schools. There is excellent access to the A2/M2 and M20 motorway networks, and the mainline stations at Rochester, Strood, and Snodland are all within easy reach. Strood and Snodland stations also provide high-speed rail services with direct connections to London and Ebsfleet. Maidstone the County Town is some 15 minutes drive with easy access to excellent motorway network, M20, M2, M25 and M26.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

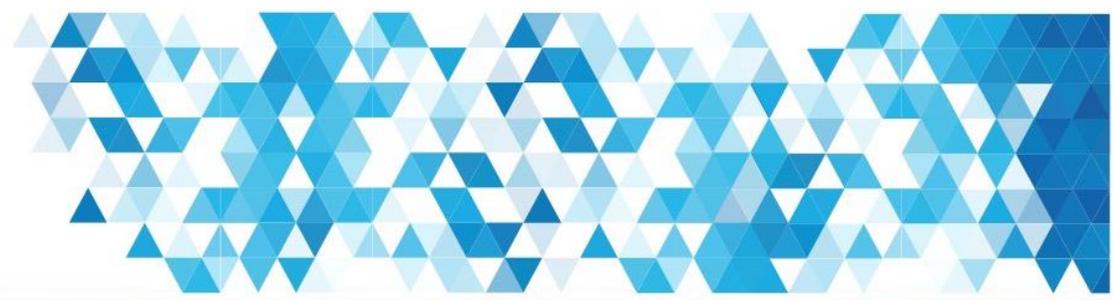


1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.4 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.



ON THE GROUND FLOOR

ENTRANCE HALL

Composite front entrance door with glazed panels and brass furniture, leading into a welcoming hallway featuring herringbone Amtico flooring. Staircase rising to the first floor with a timber balustrade and decorative newel post, along with a built-in storage cupboard and radiator.

LOUNGE 17' 0" x 10' 4" (5.18m x 3.15m)

Continuous herringbone Amtico flooring flows throughout, complemented by a front-facing window fitted with elegant French shutters. A radiator with decorative cover adds character, while double casement doors open out to the rear garden.

KITCHEN / DINER 17' 0" x 12' 5" (5.18m x 3.78m)

Beautifully fitted with units Cobalt blue finish with rose gold fittings and white quartz working surfaces, full range of integrated appliances including AEG four burner induction hob, oven beneath and contemporary extractor hood above, integrated dishwasher and larder fridge, peninsular unit, window overlooking rear garden, Portuguese tiled splashbacks, continuous herringbone Amtico flooring, double aspect windows with elegant French shutters, door to garden.

CLOAKROOM/UTILITY ROOM 6' 10" x 6' 2" (2.08m x 1.88m)

White suite, chrome fittings, plumbing for automatic washing machine, double radiator, low level WC, double built in storage cupboard.

ON THE FIRST FLOOR

LANDING

Decorative timber balustrade and hand rail, window to front with French shutters, access to insulated roof space, built in cupboard housing gas fired boiler, supplying central heating and domestic hot water throughout.

BEDROOM 1 13' 0" x 12' 0" (3.96m x 3.65m)

A splendidly comfortable room with window overlooking the front garden, with shutters, double radiator, wall light points, built in wardrobe cupboard with mirrored doors;

ENSUITE SHOWERROOM 10' 4" (max) x 4' 7" (3.15m x 1.40m)

Chrome plated fittings, white integrated wash hand basin with mixer tap, double cupboards beneath, low level WC, shower cubicle, laminate flooring, window to rear, veined marble effect tiling to half height, fully tiled in shower.

BEDROOM 2 11' 4" x 10' 1" (3.45m x 3.07m)

Window overlooking rear garden, shutters, radiator, double built in wardrobe cupboard.

BEDROOM 3 11' 4" x 6' 7" (3.45m x 2.01m)

A delightful room, window to front, shutters, panelling to dado height, radiator with decorative cover.

BATHROOM 7' 8" x 7' 6" (2.34m x 2.28m)

White suite with chrome fittings, tiled splashbacks with decorative border tile, panelled bath with mixer tap, pedestal hand basin, low level WC, vinyl flooring, radiator.

OUTSIDE

Front garden bounded by a thick hedge, paved pathway, lawned area, outside light and charging point for an electric vehicle, brick paved driveway, with parking for one vehicle leading to attached garage with electric light and power, up and over entry door, personal door. The rear garden is a particular feature of the property, fully fenced with a depth of approximately 30ft, paved patio area and pathway adjacent to house, lawned area, shingle bed, sculptured shrubs, shallow steps, lead to a raised deck with pergola, ideal for sundowners.

GARAGE 17' 9" x 8' 10" (5.41m x 2.69m)

Attached garage, electric light and power, vaulted ceiling, personal door.

Directions

From Maidstone leave in a northerly direction on the Chatham Road A229, at the bottom of blue bell hill turn left following signs to Eccles, Burham and Wouldham. At the end of the road at the Lower Bell turn left taking the 2nd turning on the right, following signs to Burham and Wouldham, continue for approximately 3 miles passing through the village of Burham, turning left into School Lane, proceeding into Wouldham village, Oldfield drive will be found on the left hand side, the property being some distance along on the left, as indicated by the For sale board.



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