



FOUNDATION

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148, Common Road, Blue Bell Hill, ME5 9RG

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

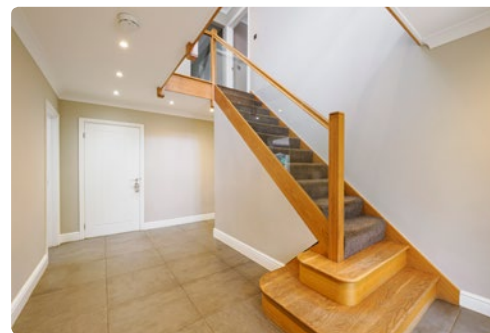
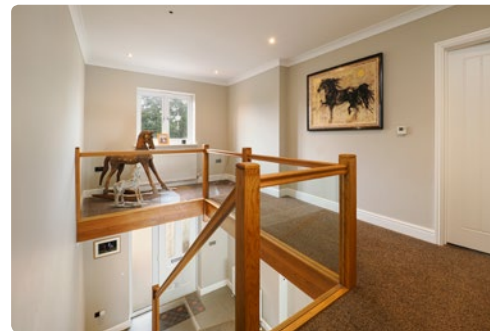


Freehold



## 148, Common Road, Blue Bell Hill, ME5 9RG

- A Substantial Modern Residence
- Over 2500 Sq.Ft Of Well Configured Space
- Thoughtfully Designed & Beautifully Built
- Fine Craftmanship Throughout
- Natural & Reclaimed Materials
- Open Plan Living Areas With Bi-Folds
- Set Within An Approx A Quarter Of An Acre
- Surrounded By An Area Of Outstanding Natural Beauty



### SITUATION:

Blue Bell Hill is a beautiful and peaceful village nestled near Chatham in Kent, renowned for its breathtaking views over the Medway Valley, its rich history, and its strong sense of community. Surrounded by natural beauty and woodlands, the village offers a perfect blend of rural charm and accessibility, making it a desirable place to live and visit.

The area is further enhanced by a larger selection of shops found at the nearby Hempstead Valley shopping centre which has a Marks and Spencer's and several eateries.

Chatham dockyard is just a few miles away and draws visitors from all over the world, it has now extended to offer an array of bars, restaurants, and outlet shopping alongside the elegant marina.

Rochester, less than five miles away, is a historic town known for Charles Dickens, it has a Cathedral that was founded in AD604 and holds many festivities including the

annual Christmas markets. The high street is steeped in history and has an array of quaint little cafes, independent retailers, and antique shops. Rochester train station is a modern design incorporating the latest high specification finishes and provides excellent high-speed links into London in less than 40 minutes.

Gillingham is another neighbouring town and has an ice rink, ski centre and the lovely Capstone Park home to nature and pondlife. The Medway towns have a good selection of primary, secondary, and private schools including Kings school in Rochester which is the second oldest school in the world. Rail links from Rainham and Gillingham provide excellent connection with the city in under an hour as well as great accessibility to Kents coast.





#### DESCRIPTION:

A striking and substantial residence offering over 2500 sq. ft. of beautifully appointed family living space, set within approximately a quarter of an acre and situated in a rural location surrounded by rolling countryside.

Built by the current owners less than ten years ago, the property has been thoughtfully designed with a focus on fine craftsmanship and contemporary style. Reclaimed materials are paired with high-specification fixtures and fittings throughout, resulting in a beautiful blend of modern convenience and timeless character.

Throughout the build, great care was taken to ensure exceptional energy efficiency. High levels of insulation, double-glazed windows and doors, and a modern zoned central heating system all contribute to reduced energy bills and a more environmentally friendly footprint.

The façade is an attractive blend of weatherboarding and exposed brickwork, with a centrally positioned front door set beneath a pitched, pillared canopy.

Handsome stone steps lead up to the entrance, which opens into a spacious reception hallway featuring a large cloakroom and an oak staircase rising to a mezzanine landing. This impressive space is elegantly framed by a glass balustrade, offering views back down to the entrance hall.

To the left, a 20-foot dual-aspect sitting room enjoys wood-effect flooring and bi-fold doors that open onto the garden. The room's central focal point is a striking wood-burning stove, set within a reclaimed brick surround and framed by a solid oak bressummer beam, sourced from a historic Galleon ship, adding both character and a sense of history.

The open plan kitchen dining room is a wonderful family sociable space which has a fully integrated modern kitchen finished with granite work tops and gloss unit doors. Many appliances have been thoughtfully placed within the cabinetry and include a dish washer, washing machine, tumble dryer, double oven, fridge freezer, induction hob and hot water tap.

There is a breakfast bar peninsular giving a natural division for cooking and dining with bi-fold doors leading to the rear garden. To the first floor there is three generously proportioned double bedrooms and a luxurious family bathroom. The main bedroom is over 20ft wide, with an ensuite shower room and is a beautiful space enjoying views to the front and rear of the property, however there is an opportunity to divide the room into two creating a four-bedroom home.













#### OUTSIDE

The property occupies approximately a quarter of an acre, offering ample parking to the front and space for a garage at the far end of the plot.

Two sets of bi-fold doors open onto an expansive patio terrace, perfect for alfresco dining and outdoor entertaining. A charming brick-built outbuilding, affectionately known as the 'Red Dragon,' provides a dedicated party space complete with a thoughtfully designed bar and a cosy, pub-like atmosphere.

Stone steps lead down to a generous lawn, where an enchanting garden shelter—formed by mature climbing plants—creates a tranquil, shaded retreat. This peaceful corner is beautifully lit with festoon lighting, adding a touch of magic for evening gatherings.

#### AGENTS NOTE:

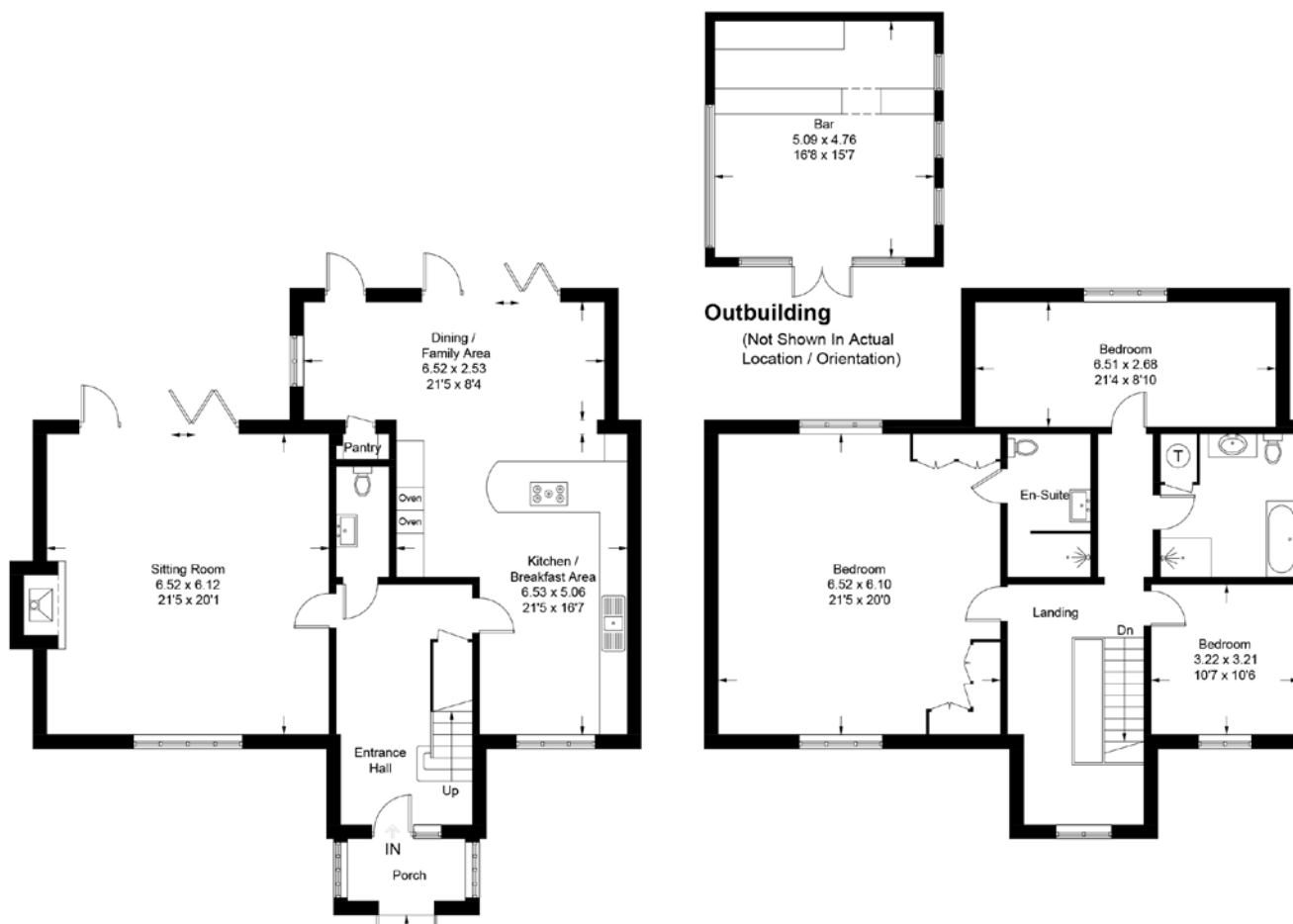
The property currently has private drainage, but we understand there is mains drainage connection available to the property and will be switched before a sale is agreed.

The current plot is being divided and sold for commercial use, the access to the property will be shared and drainage will be connected to the mains, all other services are mains connected.









TOTAL FLOOR AREA: 2593 sq. ft (241 sq. m)  
HOUSE: 2333 sq. ft (216 sq. m)  
OUTBUILDING: 260 sq. ft (24 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
Private drainage  
All other services are mains connected

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