



Edmonds Lodge, St. Marys View, Burham, Rochester, ME1 3ZS

4 BEDROOMS | 4 BATHROOMS | 3 RECEPTIONS

Freehold



Edmonds Lodge, St. Marys View, Burham, Rochester, ME1 3ZS

- Substantial & High Specification Detached Residence
- Open Plan Living Area & Two Additional Receptions
- Over 2800 Sq.Ft Of Elegantly Presented Accommodation
- Natural Materials, Extensive Glazing & Fine Décor
- Modern Fully Integrated Kitchen With Silestone Worktops
- Four Double Bedrooms & Four Luxury Bathrooms
- Set Within 0.21 Acres Of Grounds With South Facing Garden
- Exclusive Gated Development In Desirable Location

SITUATION:

Burham is a small, historic village nestled in the Medway Valley near Rochester, Kent, offering beautiful countryside views and access to a range of rural walks. With Roman origins and a 19th-century heritage rooted in the cement industry, the village is also home to the picturesque 12th-century St Mary's Church, situated by the river. Burham provides essential amenities, including a primary school, pre-school, village hall, GP practice, pub, garage, and local shops, while more comprehensive facilities can be found in nearby Rochester and Maidstone.

Less than five miles away, Rochester is a vibrant historic town famously associated with Charles Dickens. It boasts one of the UK's oldest cathedrals, founded in AD 604, and hosts popular events throughout the year, including the atmospheric Christmas markets. The high street is rich in character, lined with independent shops, cafes, and antique stores. Rochester Train Station offers modern,

high-spec facilities and excellent high-speed services into London, with journey times of under 40 minutes, alternative West Malling station is just 6 minutes driveway and has direct routes into Charing Cross and London Victoria. The property has easy access to both M2 and M20 motorways, making it a peaceful and semi-rural location with excellent access to London and coast.

Just a short distance away, Chatham Dockyard draws visitors from across the globe with its maritime history, now complemented by a growing marina development that includes bars, restaurants, and outlet shopping. Gillingham, another neighbouring town, features an ice rink, ski centre, and the scenic Capstone Country Park, ideal for walking and enjoying local wildlife. For those who enjoy outdoor water sports and nature, St Andrew's Lake in Medway is a popular destination for open-water swimming, paddleboarding, and lakeside walks, all set against a tranquil backdrop.



DESCRIPTION:

A substantial and elegantly designed four-bedroom detached modern residence, occupying a desirable plot with a south-west facing garden and extensive driveway. Set within a small and exclusive development of just four individually designed, energy-efficient homes situated in the original hamlet of Burham, located only a few miles from the historic cathedral city of Rochester.

Built in 2023 by the renowned developer Rosechurch Homes, the home has been completed to an exceptional standard, showcasing high-quality architecture and fine craftsmanship throughout. The property provides over 2,800 sq. ft. of thoughtfully configured accommodation, with extensive glazing that frames the garden and creates a strong connection between indoor and outdoor living.

The current owners demonstrate a keen eye for detail, presenting the home with refined interior design, a calming palette of pale



neutral tones, natural materials, and high-specification fixtures and fittings throughout. The aesthetics of the home are perfectly balanced with energy efficiency and modern convenience, including zoned underfloor heating, excellent levels of insulation, a high-end security system, and direct wired Wi-Fi.

The façade blends traditional English design with contemporary detailing, featuring heritage-style red brick at ground level, Supertech weatherboarding above, a pitched tiled roof with gables, rooflights, and a prominent brick chimney. A timber-framed entrance porch neatly frames the contemporary front door and adds further depth to the home's kerb appeal.

The entrance hall forms the centre of the home, with a generous study/playroom to the left, a cloakroom to the right, and a large coat cupboard positioned opposite the staircase, which features a striking glass balustrade.

The open-plan living space spans almost 30 feet in width and is flooded with natural light from its southerly aspect and the expanse of bi-fold doors.

The kitchen is fitted with Silestone worktops and integrates Caple appliances, including two double ovens, dishwasher, induction hob, full-height fridge, and separate full-height freezer. A central island with breakfast bar is illuminated by stylish pendant lighting and incorporates an inset sink with a Franke 4-in-1 tap. This space is further enhanced by a fully integrated utility room, which also provides access to the garden and the integral garage.

The ground floor is complemented by a triple-aspect sitting room featuring a Stovax wood-burning stove set within exposed brickwork beneath an oak bressummer. Bi-fold doors open onto a west-facing patio, perfectly positioned to enjoy the evening sun.



To the first floor, a large galleried landing, bathed in natural light from a skylight, leads to a luxurious bathroom, and four double bedrooms, three of which have ensuites. The principal bedroom is a luxurious retreat, featuring a built-in dressing room and a beautifully appointed bathroom with a remote-controlled Aqualisa smart shower, anti-fog LED mirror, and elegant sanitary ware.

OUTSIDE:

Edmond Lodge occupies a plot of almost a quarter of an acre, comprising beautifully manicured south-west facing gardens enclosed by contemporary fencing and pleached trees. The garden is predominantly laid to lawn and softened by established shrubs, while an Indian sandstone patio wraps around the property, providing ample space for al fresco dining and sun throughout the day.

To the front, a substantial driveway offers parking for numerous vehicles and leads to the integral double garage, fitted with remote-controlled electric doors.

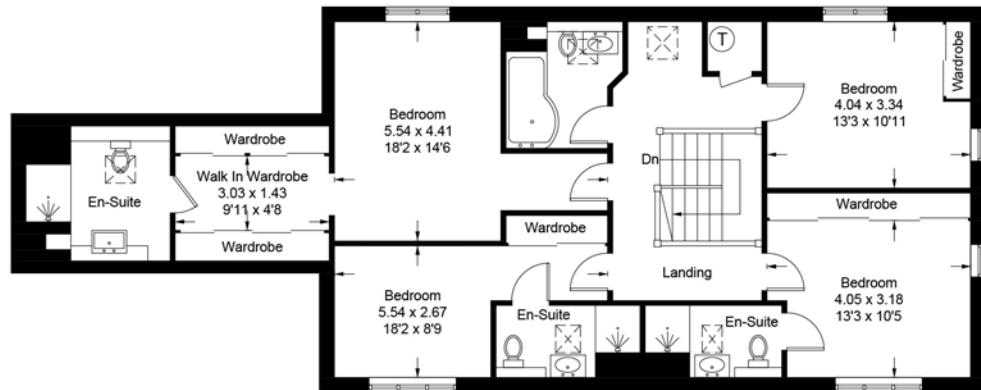
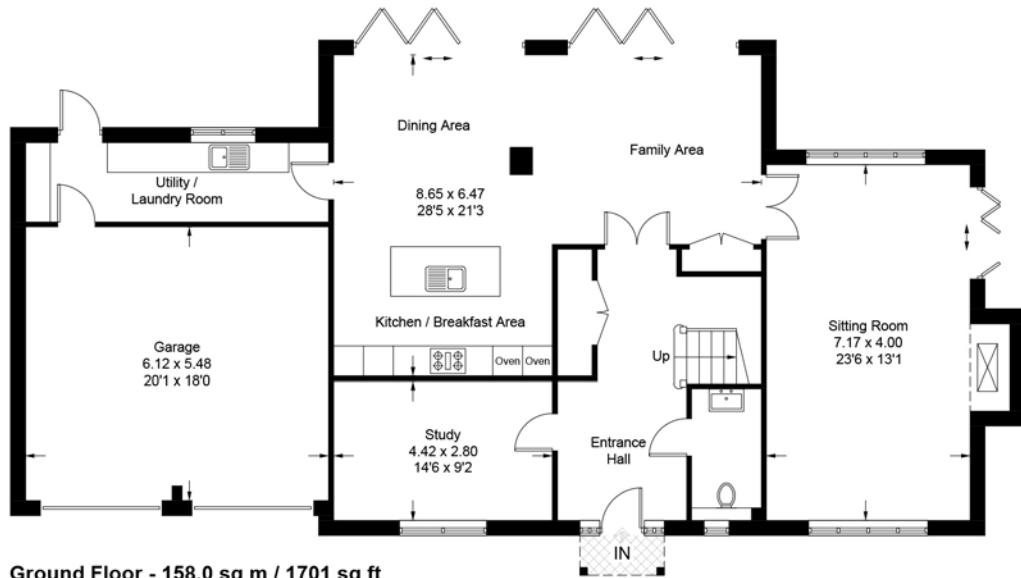
AGENTS NOTE:

The property has private drainage which is shared between the four properties within St Marys View. The charge of this is covered within the annual service charge of £2584.









TOTAL FLOOR AREA: 2867 sq. ft (266 sq. m)



EPC RATING
B



COUNCIL TAX BAND
G



GENERAL INFORMATION
Gas central heating & private drainage
£2584 annual service charge

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