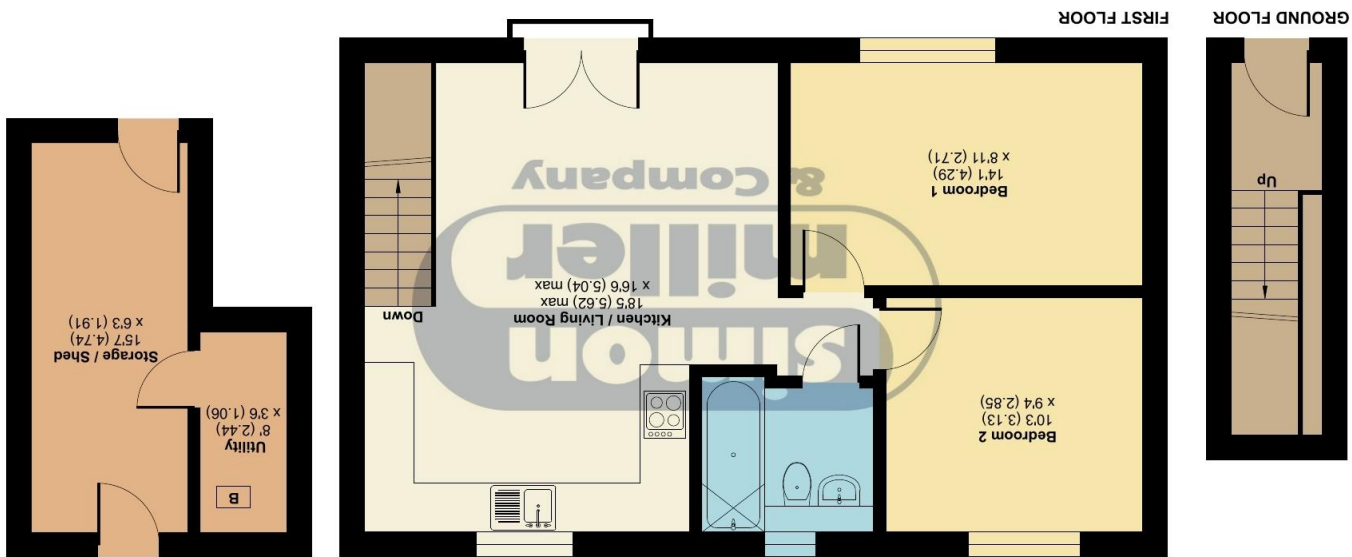




Worrall Drive, Wouldham, Rochester, ME1

Approximate Area = 636 sq ft / 59 sq m
Outbuilding = 129 sq ft / 11.9 sq m
Total = 765 sq ft / 70.9 sq m

For identification only - Not to scale

23 Worrall Drive, Wouldham, Kent, ME1 3GE

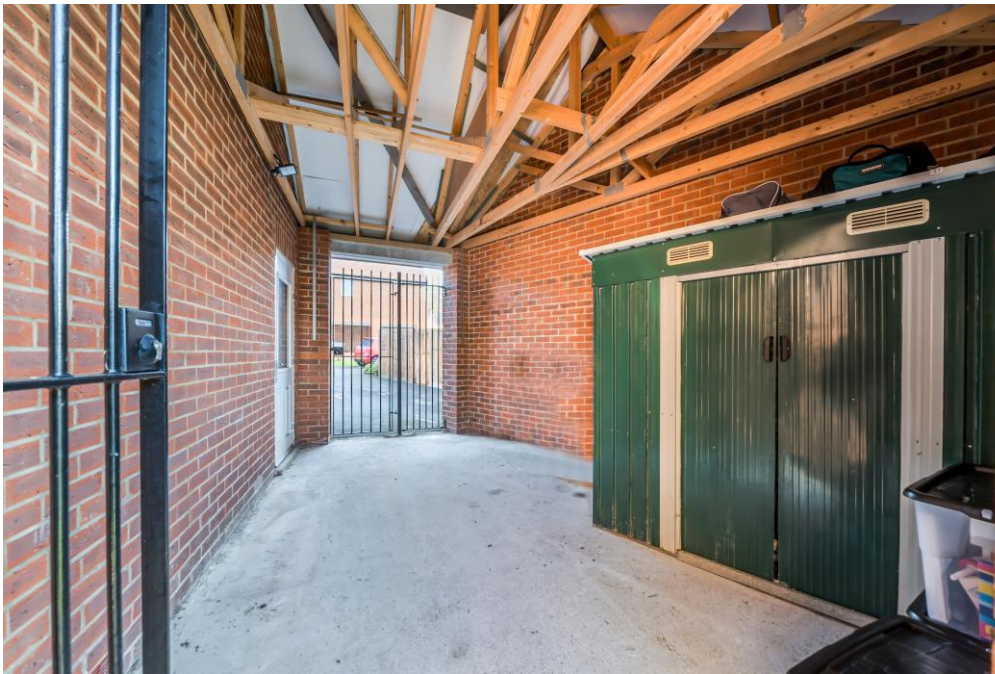
OFFERS IN EXCESS OF: £260,000

EPC RATING: B





Beautiful Two-Bedroom Freehold Coach House – Worrall Drive, Peters Village:
Set within the sought-after development in Peters Village, this beautifully presented two-bedroom freehold coach house offers modern living, excellent privacy, and the rare benefit of gated external storage. With its own private front door, allocated parking, and stylish open-plan interior, this is an ideal first home, downsize, or investment opportunity.
Property Overview:
As you enter through your own private entrance, you're welcomed by a staircase leading to the entire accommodation on the first floor—one of the key advantages of a coach house. With no neighbours above and only the ground-floor parking beneath, this home offers a peaceful, self-contained feel with a modern layout of a contemporary apartment.
The heart of the home is the spacious open-plan kitchen and living room (18'5" x 16'6" max), which is awash with natural light. The fully integrated kitchen includes fitted appliances, generous worktop space, and a clean, modern finish—perfect for cooking, entertaining, or relaxing in comfort.
There are two well-proportioned double bedrooms, including a generous main bedroom (14'1" x 8'11") and a second double bedroom ideal for guests, children, or a home office. A contemporary bathroom sits centrally off the landing.
This home is presented in move-in-ready condition, meaning you can simply unpack and enjoy.
Outbuildings & Parking:A standout feature of this property is the private gated storage area—a rare and highly valuable addition ideal for bikes, tools, or seasonal items. Alongside this, the property benefits from its own allocated parking, located directly beneath the coach house.
Location – Peters Village: Peters Village has rapidly become one of Kent's most desirable modern villages, known for its riverside walks, open green spaces, and excellent sense of community. With a newly built primary school, local amenities, and direct links to nearby towns via the Medway Towpath Cycle Route and improved road connections, it offers the perfect balance of countryside tranquility and convenience. Bluewater, Rochester, and Maidstone are all within easy reach. The property enjoys excellent transport connections, with nearby stations including Halling, Snodland, Aylesford, Strood/Rochester, and Maidstone East. For drivers, access to major routes is straightforward, with the M2 and M20 motorways accessible via multiple convenient junctions.
Freehold
EPC: B
Council Tax: C
Service Charge: £687.26 p/a
Full Fibre Broadband Expected 2026



- **TWO DOUBLE BEDROOM COACH HOUSE**
 - **FREEHOLD**
 - **OPEN PLAN LAYOUT**
- **CHAIN FREE**
 - **MODERN & CONTEMPORARY THROUGHOUT**
 - **PRIVATE ALLOCATED PARKING**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK AM1645131125

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.
 777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK