

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Simon Miller & Company. REF: 1409878



High Street, Wouldham, Rochester, ME1

# 16 High Street, Wouldham, Kent, ME1 3XB

GUIDE PRICE: £200,000-£310,000

EPC RATING: D





**An Immaculately Refurbished Three-Bedroom Cottage in the Heart of Wouldham**

Situated in the highly sought-after village of Wouldham, this beautifully upgraded three-bedroom cottage offers the perfect blend of character, comfort and convenience, with excellent transport links to London and the Kent coast.

The current owners have undertaken a comprehensive and high-quality refurbishment programme, creating a stylish and turnkey home. Improvements include a stunning German-engineered Nolte kitchen (from The Pantiles, Tunbridge Wells) with fully integrated appliances, a contemporary bathroom, new double-glazed windows and doors and much more.

The accommodation is thoughtfully arranged and particularly well-suited to modern living. In addition to the main family bathroom, the property benefits from a convenient upstairs cloakroom. A separate utility room provides dedicated space for a washing machine and tumble dryer, keeping the kitchen area clutter-free.

Externally, the property continues to impress. The generous rear garden is wonderfully sunny, with a patio area at the top that acts as a real suntrap during the summer months — ideal for entertaining or relaxing. The garden is mainly laid to lawn and also benefits from a covered bin store and a versatile outbuilding, which would make an excellent home office for those working remotely.

Offered to the market with NO ONWARD CHAIN, this is a superb opportunity to acquire a beautifully presented home in a charming village setting.

**The Area**

Wouldham is a delightful and well-regarded village offering a strong sense of community. Amenities include a popular primary school, village hall, playing fields and scenic countryside walks, making it an excellent choice for families and those seeking a semi-rural lifestyle while remaining well connected.

Early viewing is highly recommended — please contact us to arrange your key-accompanied appointment.

**Freehold**

**EPC: D**

**Council Tax: B**

**Full Fibre Broadband Expected Next Year**



- **A REFURBISHED AND UPGRADED COTTAGE**
- **Brand New Kitchen and Bathroom**
- **Outbuilding/Office in the Rear garden**

- **Vacant Possession Available**
- **Second Upstairs Toilet**
- **MUST VIEW INTERNALLY**

**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)**

TH1658310126  
MR0856/180615/050815/051015LE

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