

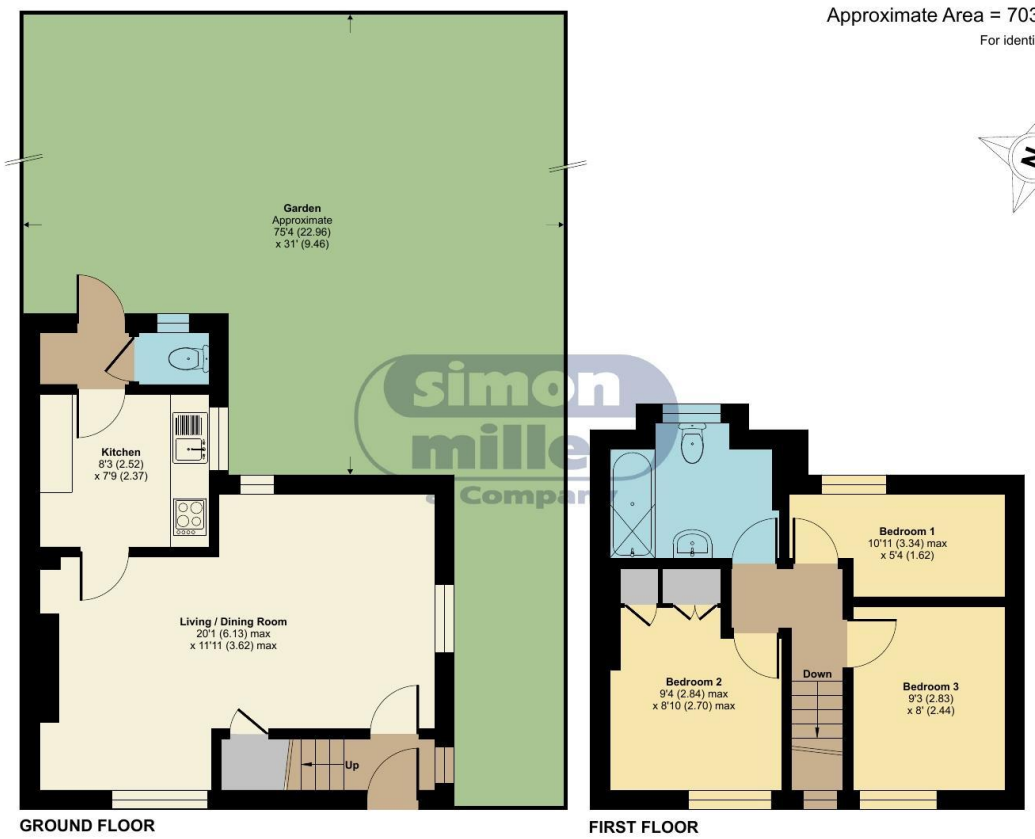
1 Model Cottages, Old Church Road, Burham, ME1 3XY

STARTING BID: £300,000
EPC RATING: E

Model Cottages, Old Church Road, Burham, Rochester, ME1

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simon Miller & Company. REF: 1543197

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are required to complete within 56 days (the Reservation Period).
Enjoying absolutely stunning views across the surrounding open countryside, this charming three-bedroom end-of-terrace cottage occupies a beautiful semi-rural position in the heart of Burham. With a generous rear garden, private driveway and planning permission already granted for a double-storey extension to the rear, this is a wonderful opportunity for buyers looking for a property they can truly make their own.
The ground floor offers a bright and welcoming living room alongside a kitchen, while upstairs you will find three bedrooms and a family bathroom. The property is in need of modernisation, offering plenty of scope for improvement and personalisation. The benefit of existing planning permission for a double-storey rear extension provides an exciting opportunity to further enhance the accommodation and create a fantastic family home. Whether you are a first-time buyer, an investor or someone searching for their next project, this is a home with plenty of possibilities.
Externally, the property benefits from a private driveway to the front, while to the rear is a particularly attractive, generous garden which enjoys those fantastic open countryside views. A lovely space to relax, entertain and enjoy the peaceful surroundings.
Burham offers a village setting surrounded by beautiful countryside, with local amenities, a primary school and village pubs close by. The area is ideal for those who enjoy the outdoors, with fantastic countryside walks and scenic routes right on your doorstep. The nearby towns of Snodland, Rochester and Maidstone provide a wider range of shopping, leisure and transport facilities.
A fantastic opportunity to secure a charming cottage with breathtaking countryside views, a generous garden, private driveway and the added benefit of planning permission already granted for a double-storey rear extension.
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Freehold
EPC: E
Council Tax: A
Full Fibre Broadband





- CHAIN FREE
- STUNNING COUNTRYSIDE VIEWS
- THREE BEDROOM END OF TERRACE COTTAGE

- ONLINE BIDDING - FOR SALE BY MODERN AUCTION - T&C'S APPLY
- BUYERS FEE'S APPLY
- PLANNING PERMISSION GRANTED FOR DOUBLE STOREY EXTENSION

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

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.

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