



Ringshill House, Pilgrims Way, Wouldham, Kent

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# Ringshill House

## 618 & 618a Pilgrims Way, Wouldham, Rochester, Kent ME1 3RB

An attractive 3-bedroom house with a 2-bedroom apartment, in a peaceful North Downs setting with stunning views

Wouldham 0.8 miles, Rochester 3 miles, Rochester station 3.2 miles (London St Pancras from 36 minutes), M2 (Junction 3) 5 miles

**Ringshill House:** Porch | Entrance hall  
Sitting room | Dining room | Snug  
Conservatory | Kitchen | Utility | Cloakroom  
Principal bedroom with en suite bathroom  
2 Further bedrooms | Dressing room | Shower room

**Apartment:** Open plan kitchen/sitting room  
Balcony | 2 Bedrooms | Shower room  
Double garage | 3 Sheds | Garden | EPC rating D

### The property

Ringshill House is a splendid, detached property offering beautifully presented accommodation arranged over two floors. The home has four reception rooms and three bedrooms in the main house, along with open plan living and two further bedrooms in the apartment.

The main reception room is a well-proportioned sitting room with wooden flooring and a contemporary wood-burning stove. Double doors lead to the light and airy conservatory with its views across the gardens and beyond. The ground floor also has a comfortable drawing room and a dining room, which adjoins the kitchen in a semi open-plan layout. The kitchen itself has modern units in white, together with a range cooker and space for all the necessary appliances.

The first floor is divided into two areas, which are connected by internal doors. The main house

has three double bedrooms, including the en suite principal bedroom. It also has a dressing room and a shower room.

The remaining first-floor area is arranged as a self-contained apartment with an open-plan kitchen/sitting room, two bedrooms and a shower room. It is an ideal space for guests or family.

### Outside

There is parking in front of the house on a tarmac driveway, which also provides access to the integrated double garage. The entrance to the main house is on the ground floor, while there is a separate entrance to the apartment on the first floor.

There is a delightful south-facing garden to the rear with stunning views over farmland and the River Medway which includes paved terracing and rolling lawns, bordered by mature trees and hedgerow. The garden also includes three storage sheds and a vegetable patch for growing your own produce.

### Location

The property is set on the lower slopes of the North Downs, in a rural setting close to the Medway village of Wouldham, where there are local facilities including Post Office store, primary school and an inn. The historic city of Rochester is to the north, with a full selection of shops, leisure and educational amenities, together with the magnificent backdrop of the Norman castle and cathedral. Rochester schools include grammar schools and the independent King's School Rochester.

Rochester station provides services to London St Pancras, Cannon Street, Victoria and London Bridge; the High-Speed service to St Pancras has journey times from 36 minutes. There are excellent road links with the M2 (Junctions 2 and 3) giving access to the motorway network and also providing links with the Bluewater shopping centre and Ebbsfleet International.











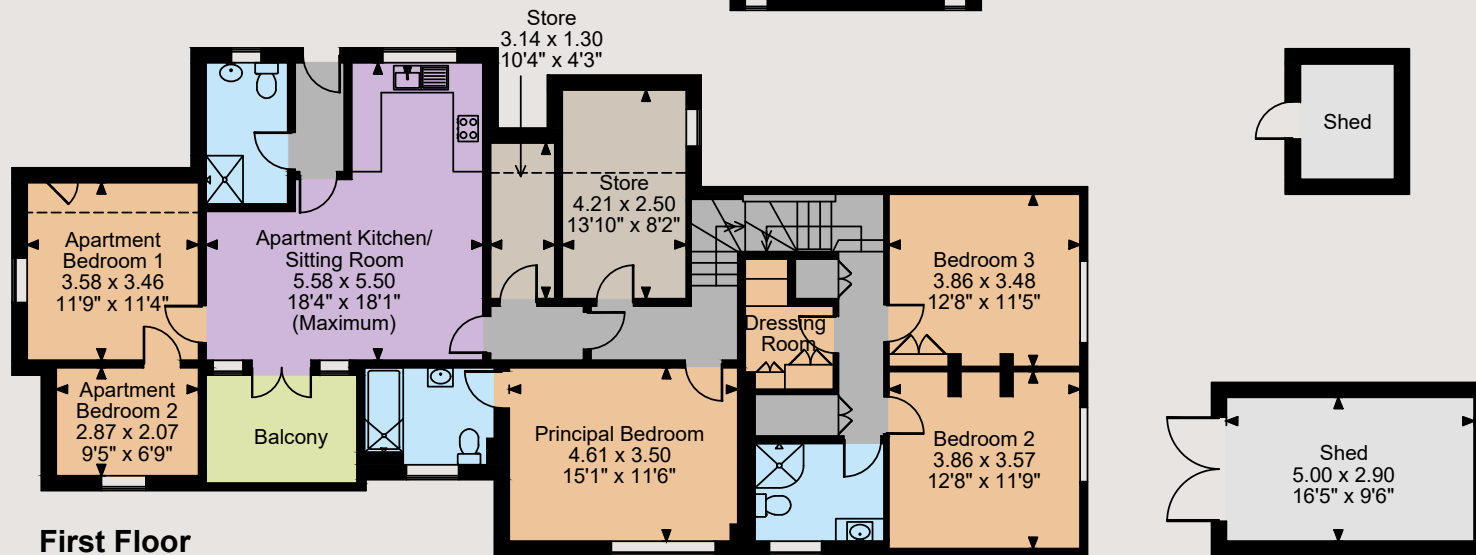
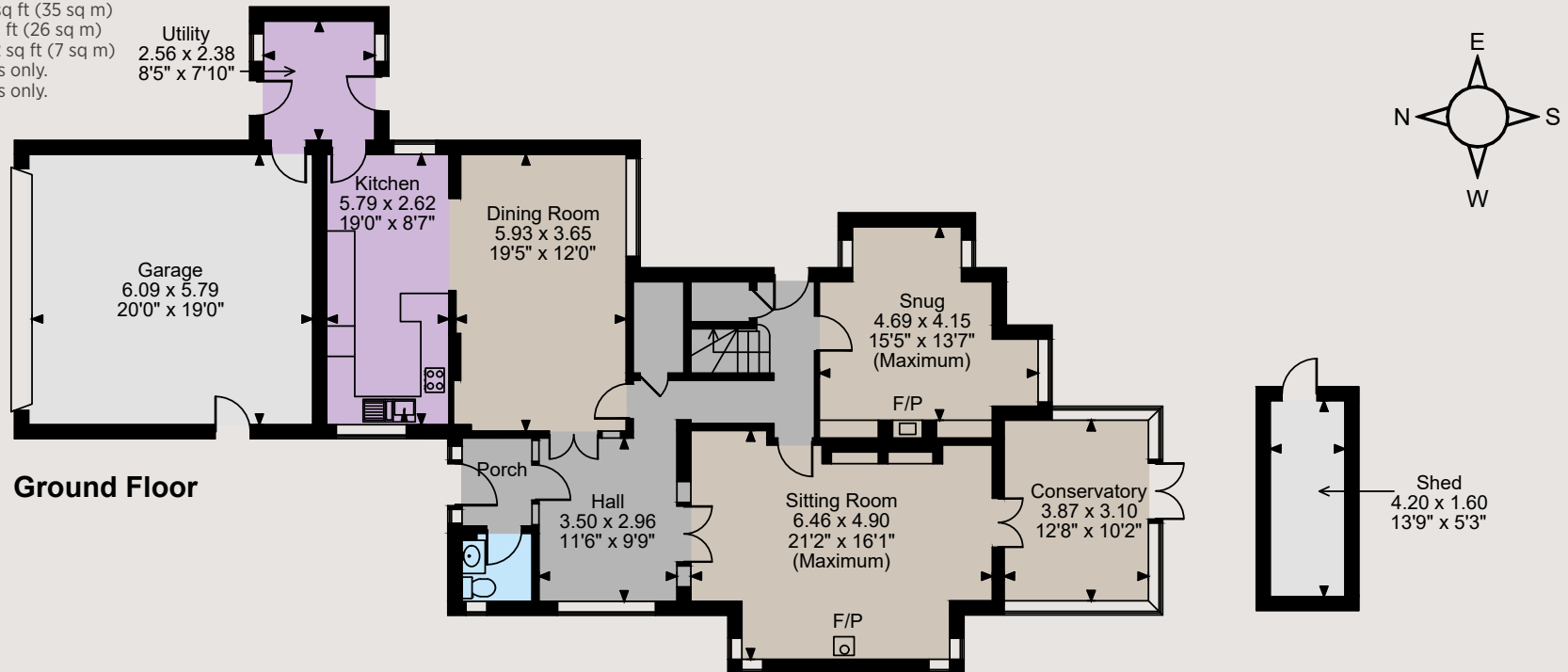








Ringshill House, Pilgrims Way, Wouldham, Kent  
 Main House internal area 2,964 sq ft (275 sq m)  
 Garage internal area 380 sq ft (35 sq m)  
 Sheds internal area 276 sq ft (26 sq m)  
 Balcony external area = 72 sq ft (7 sq m)  
 For identification purposes only.  
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## Directions

From Canterbury: Leave on the A2 towards London and the M2. At Brenley Corner, take the second exit onto the M2. Continue on the M2 for 18 miles before leaving at junction 3 and taking the third exit at the roundabout, joining the A229 towards Chatham and Rochester. At the next roundabout, take the first exit onto the B2097/Rochester Road and after 2.5 miles, turn left onto Priestfields. After a mile, turn left onto Burnham Road and after a further mile, take the lane on the left. You will find the entrance to the property immediately on the right.

## General

**Local Authority:** Tonbridge and Malling Borough Council

**Services:** Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Oil heating.

**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Council Tax:** 618 (Band E); 618a (Band A)

**Tenure:** Freehold

**Guide Price:** £900,000

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

**01227 473700**

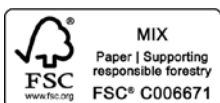
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