



THE RIDGEWAY







Offers in Excess of £925,000 Freehold

## THE PROPERTY

This stunning detached residence is situated on a prestigious road on the outskirts of Chatham and being offered for sale with no onward chain. The property occupies approx 0.31 acre plot. The accommodation is versatile with a gorgeous garden room with bi-fold doors leading out to the terrace.

This home offers four bedrooms, (all of which are of a double size) and three shower and toilet rooms, two of which are ensuite.

In addition, there is also a family bathroom featuring a large bath and separate shower enclosure.

The principle bedroom is ensuite and has a Juliet balcony which overlooks the secluded and substantial garden.

The property has a lounge, office/study area, utility room and a substantial four chamber basement ( with external and internal access) which offers potential for further development as rooms, wine store etc.

The kitchen/ dining room is a wonderful space that flows into the garden room area.

The garden is idyllic for those who love nature and entertaining family and friends. There are many private areas to the landscaped space. There is ample parking to the driveway and two garages, one of which is currently utilised as a gym area.

A truly wonderful home that must be viewed to appreciate.

\*Agents note: The vendors have also informed us that planning permission also exists for development of the roof space to provide two additional bedrooms and a bathroom. The vendors have retained space for provision of a stairway to the roof area without compromising any of the existing space described.\*





**Basement**

16' 0" x 12' 2" (4.88m x 3.71m)

**Basement**

12' 1" x 8' 0" (3.68m x 2.44m)

**Basement**

12' 1" x 11' 6" (3.68m x 3.51m)

**Basement**

12' 1" x 8' 7" (3.68m x 2.62m)

**Bedroom 4**

13' 10" x 11' 6" (4.22m x 3.51m)

**Kitchen/Dining Room**

26' 6" x 11' 11" (8.08m x 3.63m)



**Lounge**

16' 0" x 12' 0" (4.88m x 3.66m)

**Bedroom 3**

11' 11" x 8' 5" (3.63m x 2.57m)

**Shower Room**

**Study**

5' 11" x 5' 6" (1.80m x 1.68m)

**Garden Room**

13' 10" x 11' 6" (4.22m x 3.51m)

**Shower Room**

**Utility Room**

**Bedroom 1**

16' 0" x 12' 0" (4.88m x 3.66m)



**Ensuite**

**Bedroom 2**

12' 0" x 12' 0" (3.66m x 3.66m)

**Bathroom**

**Garage**

16' 5" x 8' 10" (5.00m x 2.69m)

**Lower Garage**

12' 0" x 9' 3" (3.66m x 2.82m)

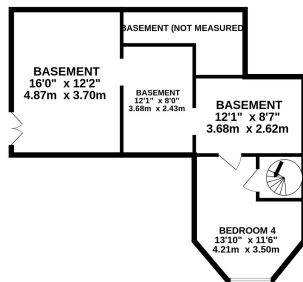




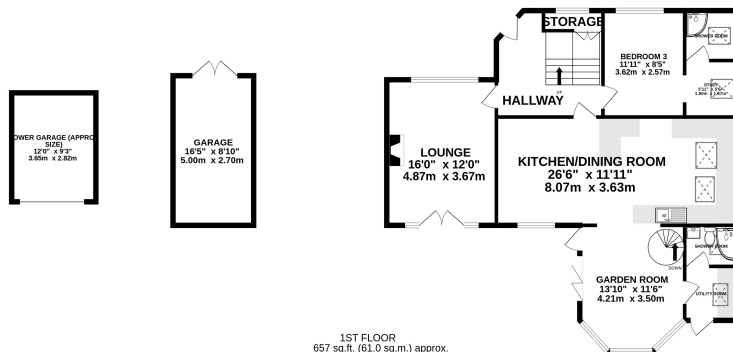
THE RIDGEWAY, CHATHAM, KENT, ME4 6PB



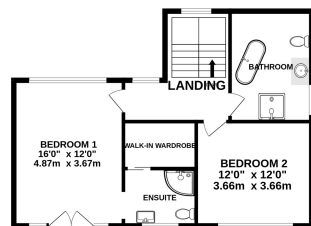
BASEMENT  
617 sq.ft. (57.3 sq.m.) approx.



GROUND FLOOR  
1271 sq.ft. (118.0 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 2544 sq.ft. (236.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### AGENT NOTES

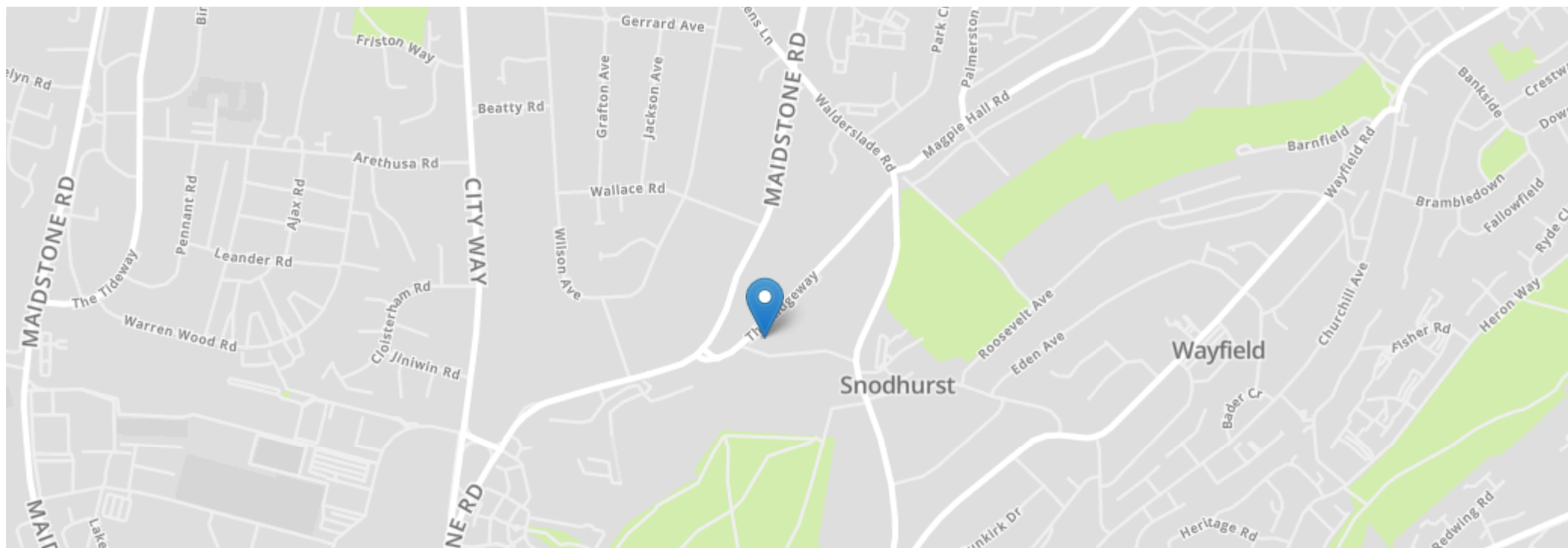
These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

### Local Authority

Medway

Band F





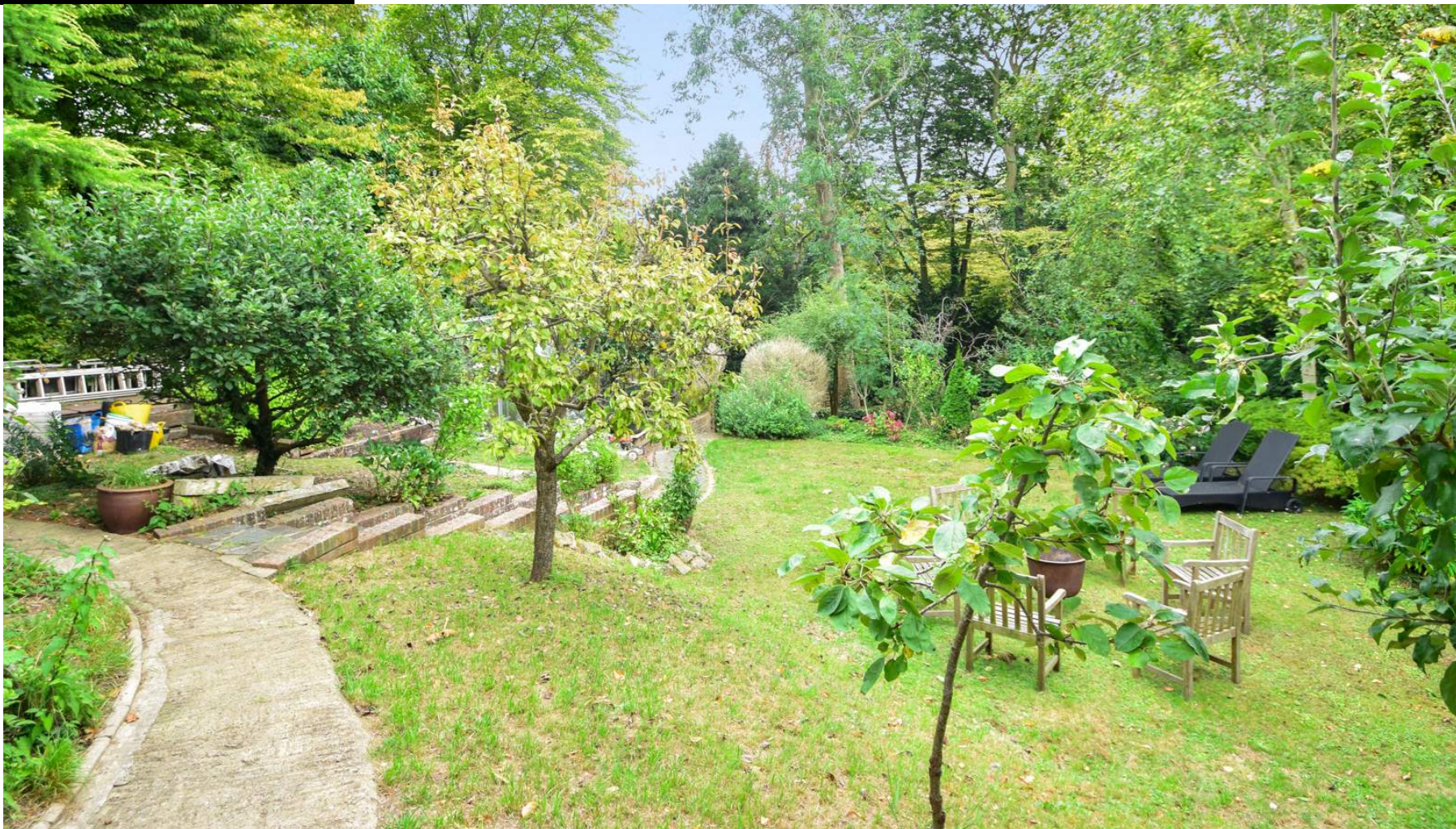
## SITUATION

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbsfleet International plus road connections to the M2/M25 & M20. Amenities include a bustling Town Centre, the Historic Dockyard, Capstone Ski & Snowboard centre and nearby Gillingham FC and Rochester Castle & Cathedral.

## DIRECTIONS

From Walderslade Village, head south towards Walderslade Road and turn left onto Walderslade Road. Turn right to stay on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass and continue onto Walderslade Road. Turn left onto The Ridgeway and the property will be on the left.





## Greyfox Prestige Walderslade

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