



BEDGEBURY CLOSE



Offers Over £575,000 Freehold

THE PROPERTY

Immaculate throughout and situated in a no-through road in Rochester, this detached house is a superb family home. Ideally placed for access to Rochester town and mainline station. There are a variety of schools including grammar schools and Kings Independent school.

The property itself comprises: entrance porch opening to the contemporary open plan kitchen dining room with well-appointed kitchen and side access. The lounge is to the rear aspect overlooking the garden. In addition to the downstairs cloakroom, there is a home office/ playroom (formerly garage) for those that require somewhere either to work or for family to play.

Upstairs are four good sized bedrooms, the principal bedroom with ensuite and a family bathroom.

The rear garden is mainly slabbed for ease of maintenance with a timber arbour. The summer cabin is a great space that has power and light and can be utilised in a variety of ways. The driveway can accommodate 2+ vehicles and completes this lovely family home.





Lounge

14' 7" x 14' 5" (4.45m x 4.39m)

Open Plan Kitchen/ Dining Room

28' 11" x 14' 11" (8.81m x 4.55m)

Study/ Play Room

16' 5" x 7' 5" (5.00m x 2.26m)

Downstairs Cloakroom

5' 2" x 3' 0" (1.57m x 0.91m)

Bedroom 1

15' 0" x 13' 2" (4.57m x 4.01m)

Ensuite

8' 9" x 3' 11" (2.67m x 1.19m)



Bedroom 2

11' 10" x 9' 4" (3.61m x 2.84m)

Bathroom

6' 8" x 6' 2" (2.03m x 1.88m)

Bedroom 3

9' 3" x 8' 7" (2.82m x 2.62m)

Bedroom 4

11' 7" x 7' 7" (3.53m x 2.31m)

Summer House

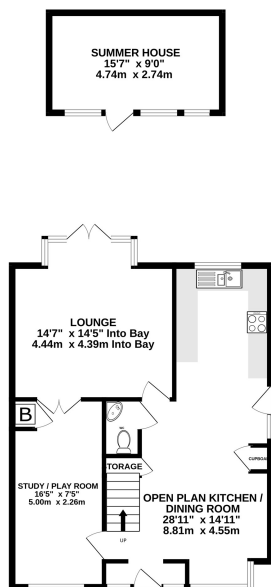
15' 7" x 9' 0" (4.75m x 2.74m)



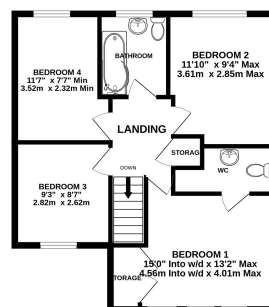


BEDGEBURY CLOSE, ROCHESTER, KENT, ME1 2UT

GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.




1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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

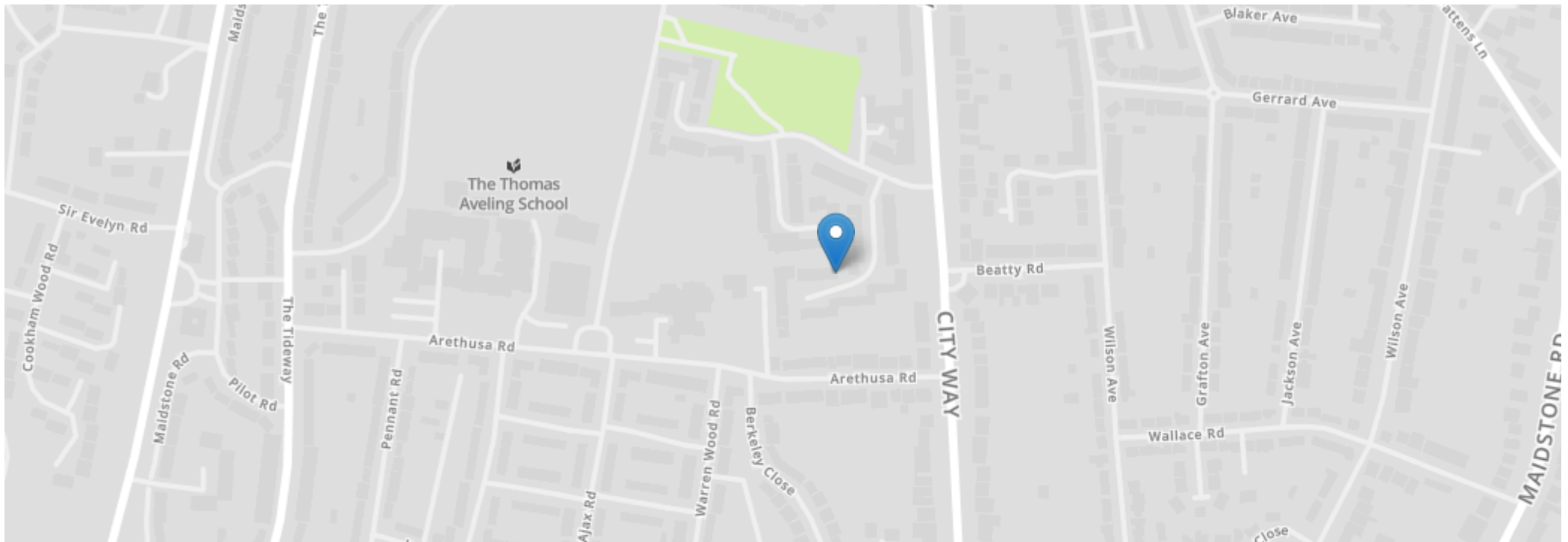
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 E



SITUATION

Historic Rochester offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by.

DIRECTIONS

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Ln Turn right to stay on Robin Hood Lane. Continue onto Taddington Wood Lane. Turn right onto Walderslade Woods/A2045 At the roundabout, take the 3rd exit Merge onto Maidstone Rd/A229 via the slip road to Chatham/Rochester. At the roundabout, take the 2nd exit and stay on Maidstone Rd/A229. Turn left onto Friston Way and turn left onto Bedgebury Close.



Greyfox Prestige Walderslade

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