



HERMITAGE ROAD, HIGHAM



Guide Price £850,000 Freehold

THE PROPERTY

Guide Price £850,000 - £875,000

This detached cottage is situated in the sought after village of Higham, Rochester. An idyllic setting if you wish to be surrounded by the countryside and yet be within a few minutes driving distance to the roads and motorway links for London and the coast.

Our vendors have been enjoying the surroundings and spacious accommodation for many years and inform us that the cottage was built in the late 1890s so has an abundance of character.

There are two driveways approaching the entrance so ample parking including a detached double garage with inspection pit.

There is an inviting entrance vestibule with a feature fireplace with stairs leading to the first floor. the ground floor rooms comprise as follows: lounge/. dining room with log burner, brick fire place and surround and super views through the windows. There is a good sized kitchen/ breakfast room with breakfast bar. For those who need a home office, the study is a tranquil place in which to work. In addition the sun room opens onto the beautiful gardens. Also to the ground floor is the main bathroom facility, currently a wet room.

Upstairs, all four bedrooms are of a double size with character features. There is a toilet and wash hand basin.

The gardens are lawned and have established shrubs and trees, ideal for seclusion. Ideal property as a main family residence or maybe a second home retreat. Higham has local shops, village hall and pub.

Must be viewed to appreciate all that is on offer.



HERMITAGE ROAD, HIGHAM, ROCHESTER, KENT, ME3 7NF



Entrance Hall

Lounge/ Diner

23' 5" x 12' 8" (7.14m x 3.86m)

Study

12' 1" x 11' 10" (3.68m x 3.61m)

Kitchen

16' 9" x 10' 3" (5.11m x 3.12m)

Sun Room

18' 4" x 10' 4" (5.59m x 3.15m)

Wet Room

Bedroom 1

12' 1" x 10' 9" (3.68m x 3.28m)

Bedroom 2

12' 11" x 10' 2" (3.94m x 3.10m)

Bedroom 3

12' 8" x 11' 2" (3.86m x 3.40m)

Bedroom 4

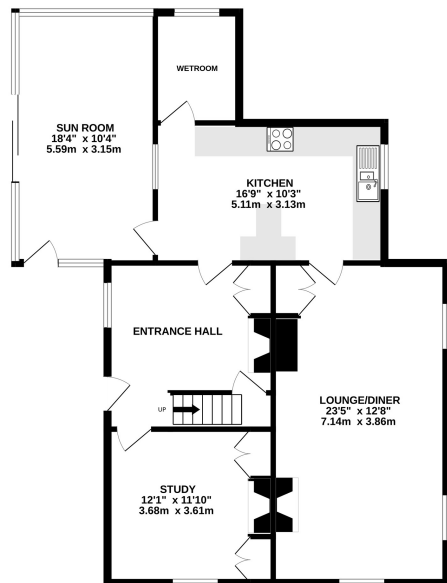
12' 2" x 11' 2" (3.71m x 3.40m)

WC

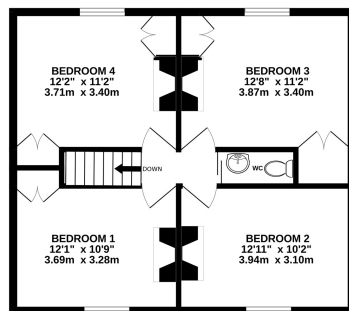


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GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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

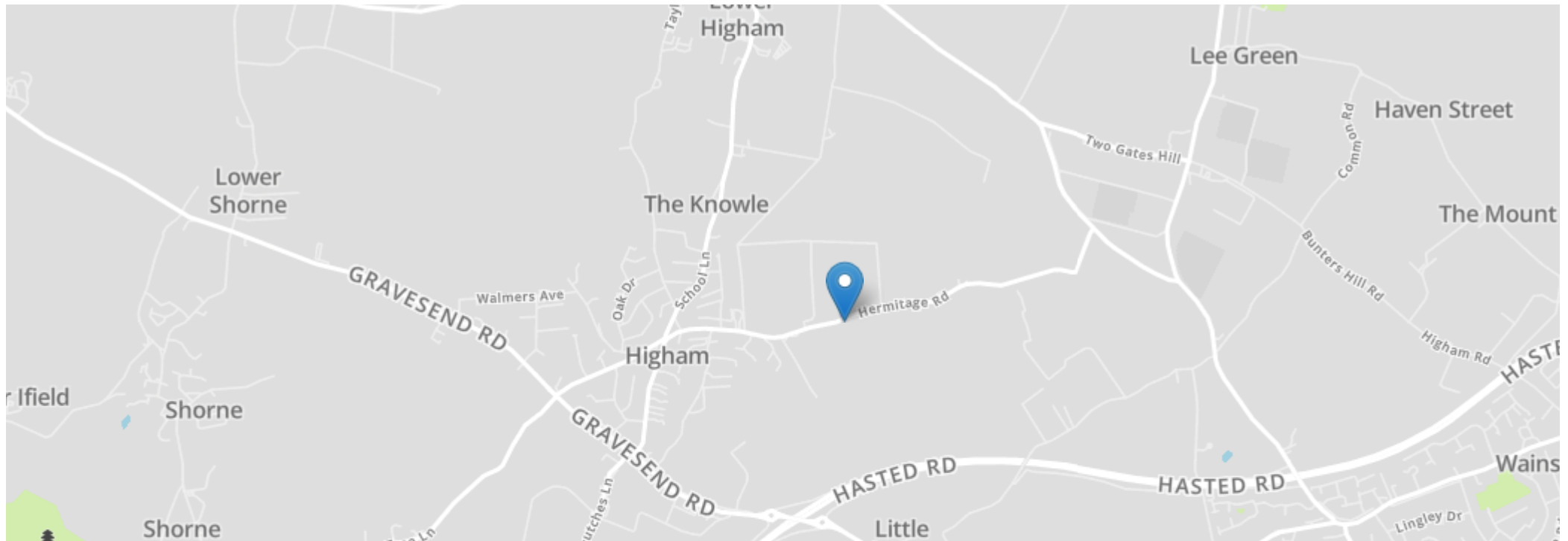
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Gravesham
Band F



SITUATION

Higham is a large village, bordering the Hoo Peninsula in Kent, between Gravesend and Rochester, benefiting from local shops and amenities to include; 3 general stores, post office, 2 pubs serving food, library, chemist, & doctors surgery, Greengrocers, Chinese & fish and chips & Indian shop and a mainline station with trains into London.

DIRECTIONS

At Taddington Roundabout, take the 3rd exit onto the M2 slip road to M25/London. Merge onto M2. At junction 1, take the A289 exit to Gillingham/Grain/A228. Continue onto Hasted Rd/A289. Use the left lane to take the A226 slip road to Gravesend/Rochester. At Gads Hill Interchange, take the 1st exit onto Gravesend Rd/A226. Turn right onto Telegraph Hill. Turn right onto Hermitage Road.

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Greyfox Prestige Walderslade

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