



ST MARGARETS STREET



£925,000 Freehold

## THE PROPERTY

Greyfox are thrilled to offer to the market for the first time in over 30 years this magnificent grade II listed, 8 bedroom semi detached residence in the heart of Rochester. Brimming with history, you can't help but fall in love with this unique property. Built in 1701, this property was originally an annexe for next door but over the years the home has taken many different forms.

Upon entering, you are greeted with a grand entrance way and to the right you will find the large front room. Continuing to the rear, you will find a downstairs bathroom, large separate dining and conservatory area, the kitchen, utility room and second conservatory.

Hidden away in the kitchen, you will find a secret passage way which goes behind the walls. Continuing down the passage way, you will find the stairs to the basement. This is where the boiler is located. Many years ago the basement led to tunnels underground which went down to the river. This is where smugglers would bring goods up through the house.

Heading into the garden, you will find yourself in a secluded paradise with beautiful trees and plants. Towards the rear of the garden, you have magnificent views over the river Medway.

Leading upstairs you will find 8 bedrooms, all of which are doubles. There is also a secondary kitchen and 2 family bathrooms, one of which has fantastic views over the Castle.

If you are looking for a large home, bursting with history, character and in an excellent location for shops, schools and transport, look no further.





**Entrance Hall**

**Reception Room**

17' 5" x 12' 4" (5.31m x 3.76m)

**Shower Room**

**Dining Room**

17' 2" x 15' 9" (5.23m x 4.80m)

**Conservatory**

18' 3" x 10' 2" (5.56m x 3.10m)

**Kitchen**

15' 3" x 14' 2" (4.65m x 4.32m)

**Conservatory**

19' 5" x 13' 11" (5.92m x 4.24m)



**Bedroom**

22' 0" x 12' 8" (6.71m x 3.86m)

**Ensuite**

**WC**

**Sitting Room**

17' 2" x 14' 8" (5.23m x 4.47m)

**Bedroom**

19' 2" x 13' 2" (5.84m x 4.01m)

**Bedroom**

17' 7" x 14' 10" (5.36m x 4.52m)

**Bathroom**

**Kitchenette**



**Bedroom**

11' 6" x 9' 3" (3.51m x 2.82m)

**Bedroom**

13' 11" x 12' 8" (4.24m x 3.86m)

**Bedroom**

10' 4" x 10' 1" (3.15m x 3.07m)

**Bedroom**

14' 0" x 7' 6" (4.27m x 2.29m)

**Bathroom**

7' 8" x 4' 6" (2.34m x 1.37m)



ST MARGARETS STREET, ROCHESTER, KENT, ME1 1TU

SECOND FLOOR  
160 SQ.FT. (14.8 SQ.M.) APPROX.



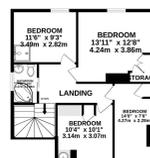
1ST FLOOR  
690 SQ.FT. (63.2 SQ.M.) APPROX.



2ND FLOOR / MEZZANINE  
493 SQ.FT. (45.5 SQ.M.) APPROX.



3RD FLOOR  
627 SQ.FT. (57.9 SQ.M.) APPROX.



TOTAL FLOOR AREA : 3553 sq.ft. (330.1 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>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

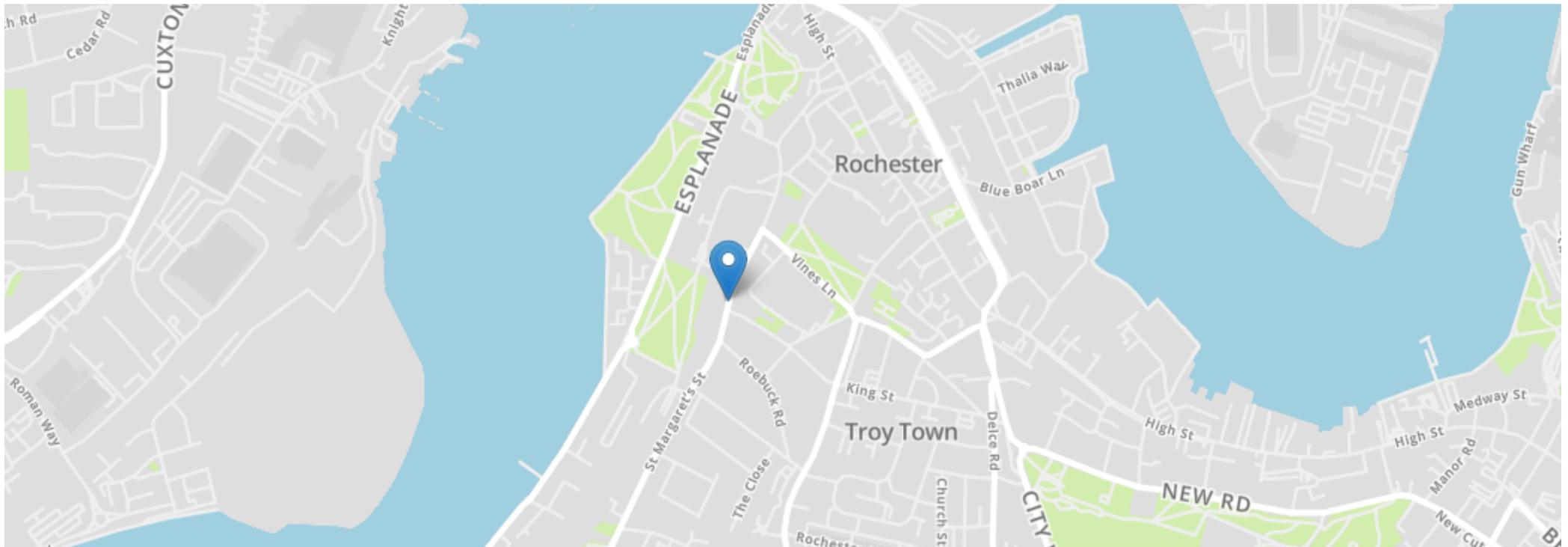
### AGENT NOTES

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 G



## 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 Lane. Turn right to stay on Robin Hood Lane. Continue onto Taddington Wood Lane and turn right onto Walderslade Woods/A2045. At the roundabout, take the 2nd exit onto Rochester Rd/B2097. Turn left onto Vines Lane. Turn left onto St Margaret's Street and the property will be on the right.



## Greyfox Prestige Walderslade

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