



HIGH STREET



Guide Price £360,000 Freehold

THE PROPERTY

Guide Price £360,000 - £375,000

Lower Stoke is a village South of Rochester, surrounded by beautiful countryside, a great location for walkers & cyclists. Local amenities cater for village life and yet provides easy access to motorway links and the historic town of Rochester. The property itself is in walking distance of these amenities and has been a family home for many years.

Accommodation comprises: entrance hall and a downstairs cloakroom. The lounge/dining room is of generous proportions with a fireplace as a focal point. The kitchen has a range of cupboards and worksurfaces with hob and oven. The utility room is a useful addition to the downstairs rooms and there is access from here to the rear garden. Upstairs are three good sized bedrooms and a family bathroom.

There is a well kept rear garden, ideal for family and pets. Lawned area with shrub borders and side gate access. To the front garden is a driveway and a garage with power and light.

Lovely property, not far from the Hoo peninsula. Must be viewed.



HIGH STREET, LOWER STOKE, ROCHESTER, KENT, ME3 9RA



Hallway

Living/Dining Room

26' 3" x 12' 2" (8.00m x 3.71m)

Kitchen

10' 11" x 8' 9" (3.33m x 2.67m)

Utility Room

WC

Bedroom 1

13' 0" x 12' 2" (3.96m x 3.71m)

Bedroom 2

13' 0" x 12' 2" (3.96m x 3.71m)

Bedroom 3

11' 0" x 8' 10" (3.35m x 2.69m)

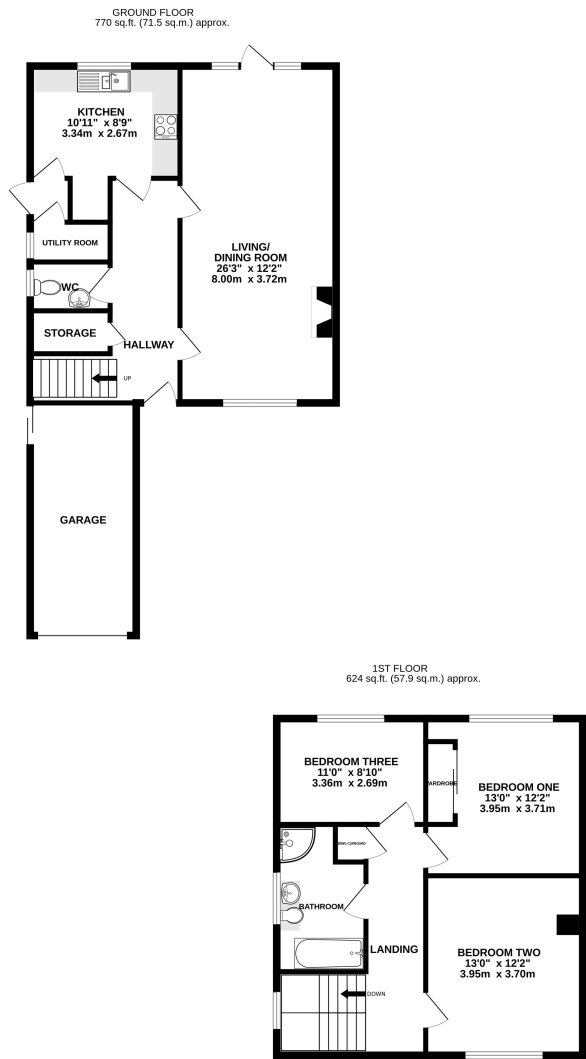
Bathroom

10' 4" x 7' 2" (3.15m x 2.18m)

Garage



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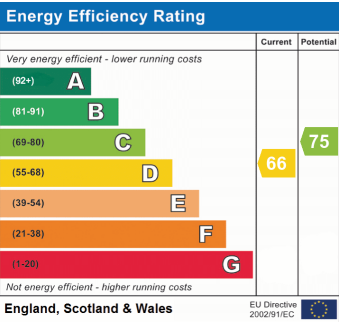


TOTAL FLOOR AREA : 1393 sq.ft. (129.5 sq.m.) approx.

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

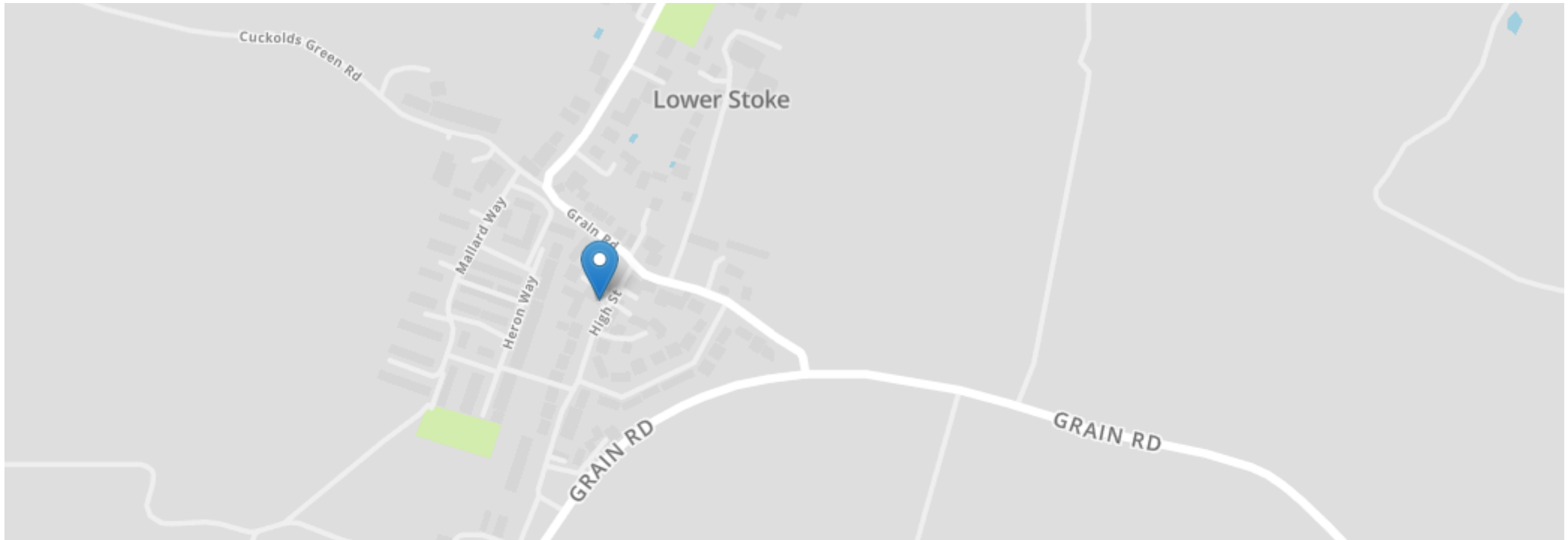


AGENT NOTES

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 C



SITUATION

Lower Stoke is situated South of historic Rochester which offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars and a selection of very good schools. Lower Stoke offers a nature reserve and is perfect for those that enjoy nature with the Hoo Peninsula and Kent Marshes.

DIRECTIONS

From the M2 junction 1, take the A289 exit to Gillingham/Grain/A228. Continue onto Hasted Rd/A289. At Four Elms Roundabout, take the 1st exit onto Four Elms Hill/A228. At the next roundabout, take the 2nd exit onto Peninsula Way/A228. At the roundabout, take the 2nd exit and stay on Peninsula Way/A228 and at the next roundabout, take the 2nd exit onto Ratcliffe Hwy/A228. At the roundabout, take the 2nd exit onto A228. At the roundabout, take the 2nd exit onto Ratcliffe Hwy/A228. Turn left onto High Street and turn right to stay on High Street.

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