



MAIDSTONE ROAD



Offers Over £620,000 Freehold

## THE PROPERTY

This superb Georgian grade II listed house is situated in Historic Rochester and has a wealth of character with period features throughout and must be viewed to appreciate the space and grandeur that it possesses. From the moment you approach the front facade with its arched windows and neat frontage you know that you will be viewing a very special property.

The current vendor has meticulously maintained the decor in keeping with the period. Immaculate throughout.

The accommodation comprises: Entrance Hall with timber flooring and decorative architrave. The lounge is to the front aspect with the two arched windows and high ceiling. The open fireplace is a real focal point. Double wooden doors open into the equally grand dining room with open fireplace. Also on this level is a snug room to the rear which would make an excellent fourth bedroom or home office. The staircase from the hall takes you down to the lower ground floor, with an exceptional kitchen/breakfast room with multiple storage units and worksurfaces and space for a range cooker. There is a rear lobby with WC/Cloakroom and utility room and access to the attractive rear garden.

On the first floor is the principal bedroom with timber flooring and built in wardrobes. Also on this level is the second bedroom and beautiful bathroom. A concealed staircase leads to the attic bedroom.

If you are looking for a statement family home within walking distance to Rochester town centre with its array of boutique shops, restaurants, pubs, Cathedral, Castle and river walks then this is the property for you. Rochester train station also has the high speed links to London.

Please contact Greyfox to arrange an appointment to view.





**Cellar**

16' 0" x 11' 1" (4.88m x 3.38m)

**Kitchen/Breakfast Room**

21' 4" x 19' 3" (6.50m x 5.87m)

**Utility Room**

**WC**

**Lounge**

15' 2" x 12' 7" (4.62m x 3.84m)

**Dining Room**

13' 5" x 11' 11" (4.09m x 3.63m)

**Snug/Bedroom 4**

12' 10" x 8' 6" (3.91m x 2.59m)

**Bedroom 1**

19' 3" x 13' 1" (5.87m x 3.99m)

**Bedroom 2**

13' 8" x 12' 1" (4.17m x 3.68m)

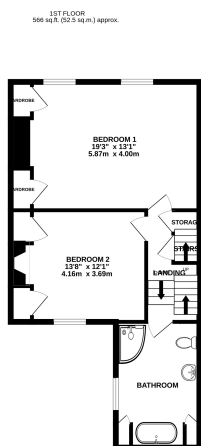
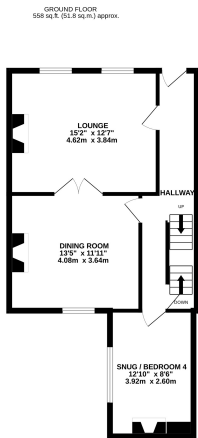
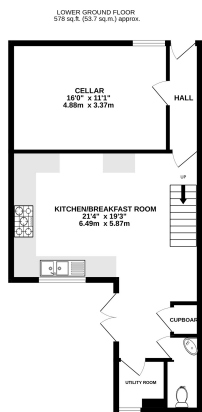
**Bathroom**

**Bedroom 3**

19' 3" x 14' 9" (5.87m x 4.50m)



MAIDSTONE ROAD, ROCHESTER, KENT, ME1 1SF



TOTAL FLOOR AREA : 1993 sq.ft. (185.1 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

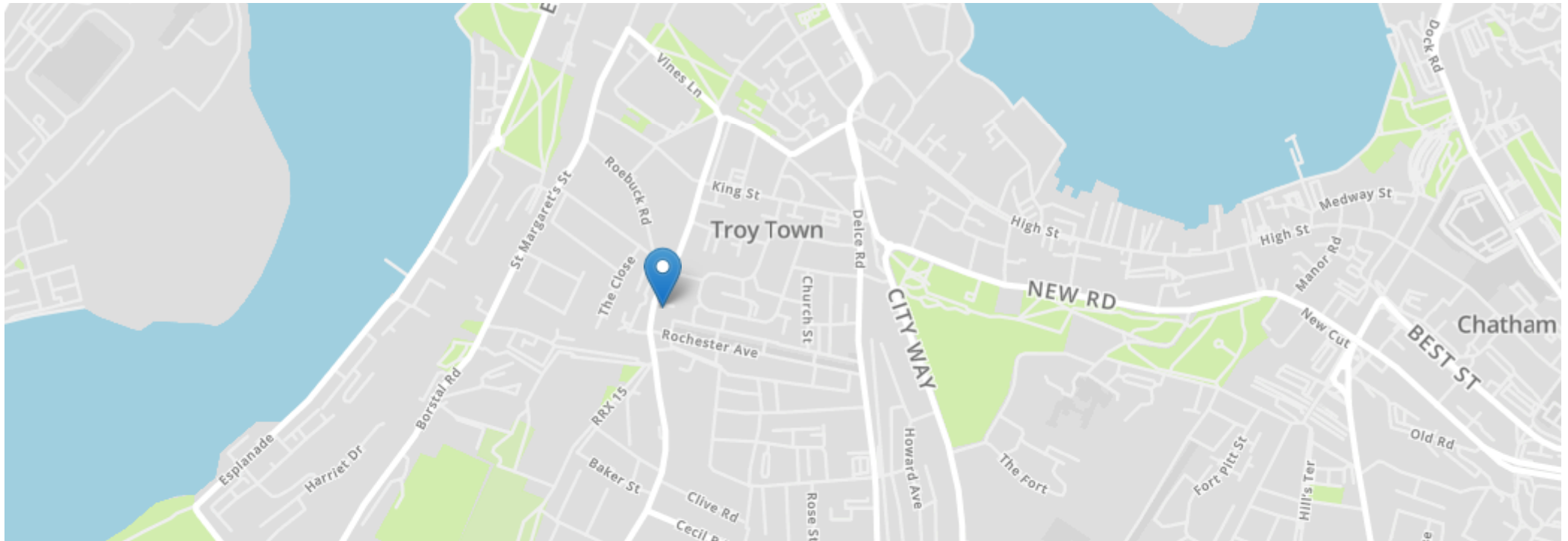
### AGENT NOTES

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### 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 and turn left to stay on Robin Hood Lane. Continue onto Fostington Way. At the roundabout, take the 2nd exit onto Walderslade Woods/A2045. At the roundabout, take the 2nd exit onto Rochester Rd/B2097. Continue to follow B2097 and the property will be on the right.



## Greyfox Prestige Walderslade

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