



112A BORSTAL ROAD



Offers in Excess of £625,000 Freehold

THE PROPERTY

We are pleased to offer to the market this spacious four bedroom town house. The current owners have made it into a delightful home which has been well maintained and is beautifully presented throughout.

This lovely home is spread across four floors and it is noticeable how versatile the property is, as it is ideal for those working from home or to provide separate accommodation for guests or for the mature adults.

On entering the first floor, you will feel a sense of space in the welcoming entrance hall with stairs to the ground and upper floors. On this level there is also a WC, good size dining room which is ideal for those formal or family gatherings, or potentially could be another bedroom if preferred. Continuing through, the kitchen/breakfast room has a peaceful and tranquil feeling with French doors leading on to the balcony which is a lovely spot to unwind in the mornings and evenings, taking in the views across the river Medway. The kitchen offers a range of fitted wall and base units, ample worksurfaces and a host of integrated appliances to include: gas hob, double oven, fridge and freezer.

On the ground floor you will be pleasantly surprised with the additional rooms which include a study/ hobby room, fourth bedroom and utility room with access to the rear outdoor space, garage and driveway.

To the upper floors you are welcomed to a good size lounge which is a lovely space to relax and unwind with French doors leading out to the balcony to again take in those panoramic views. There are a further three double bedrooms, two of which are offered with ensembles, and a family bathroom.

Externally there is an established front garden with a variety of flower beds and shrubs. To the rear there is a paved courtyard area with side access to the garage and a driveway to accommodate two cars.

This property is ideally suited to families, with an excellent selection of good schools, both private and state within comfortable walking distance. This includes: St Andrews Primary School, Kings School, Rochester Grammar and the Mathematical School. There is also the convenience of the mainline station providing services to London Cannon Street, London Victoria and the high speed link to Ebbsfleet International as well as superb road connections via the A2/M2/M20 and M25, providing access to London and the Coast.

Agent note: We have been informed by the vendor that there is a £350 charge for maintaining the private road and garden.



112A BORSTAL ROAD, ROCHESTER, KENT, ME1 3BD



Garage

18' 2" x 8' 9" (5.54m x 2.67m)

Utility Room

11' 4" x 6' 3" (3.45m x 1.91m)

Office/Bedroom 4

9' 11" x 9' 1" (3.02m x 2.77m)

Study

6' 6" x 6' 4" (1.98m x 1.93m)

Dining Room

12' 7" x 8' 11" (3.84m x 2.72m)

Kitchen/Breakfast Room

15' 7" x 11' 5" (4.75m x 3.48m)

WC



Bedroom 3

15' 7" x 10' 7" (4.75m x 3.23m)

Bathroom

Lounge

15' 7" x 11' 4" (4.75m x 3.45m)

Bedroom 1

15' 7" x 11' 3" (4.75m x 3.43m)

Ensuite

9' 0" x 3' 2" (2.74m x 0.97m)

Bedroom 2

15' 7" x 9' 10" (4.75m x 3.00m)

Ensuite

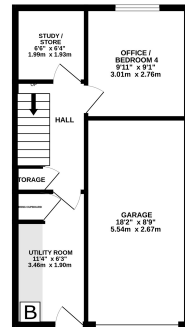
9' 0" x 3' 2" (2.74m x 0.97m)



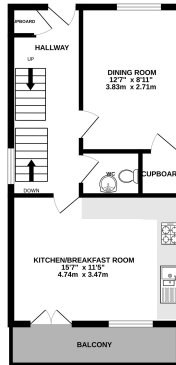


112A BORSTAL ROAD, ROCHESTER, KENT, ME1 3BD

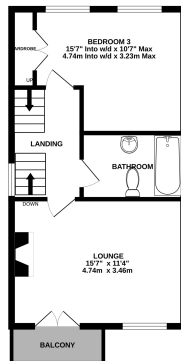
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



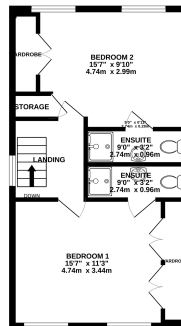
1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



3RD FLOOR
440 sq.ft. (40.9 sq.m.) approx.

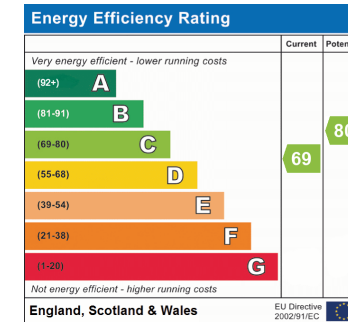


TOTAL FLOOR AREA : 1764 sq.ft. (163.9 sq.m.) approx.

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.

Made with Metropix ©2025

EFFICIENCY RATINGS



AGENT NOTES

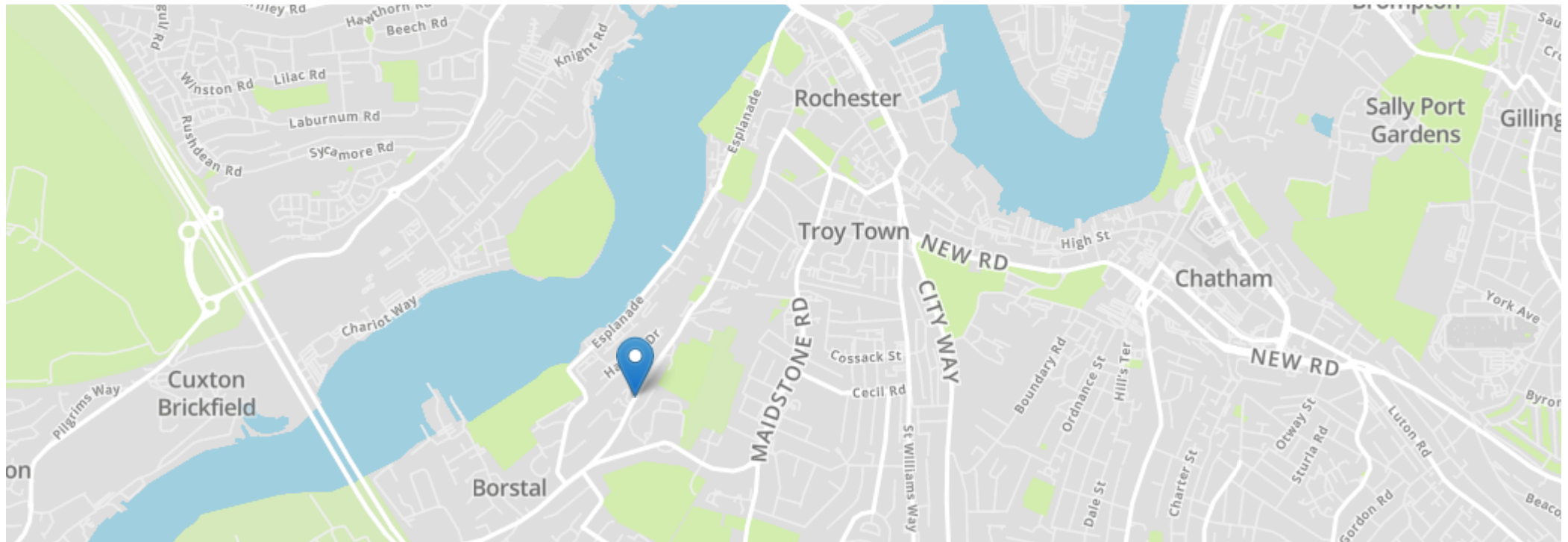
These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or 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 F

PRESTIGE HOMES
NEW HOMES
OVERSEAS
SALES
MORTGAGES
CONVEYANCING



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. 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. Turn left onto Priestfields, then merge onto Borstal Road and the property will be on the right.

112A BORSTAL ROAD, ROCHESTER, KENT, ME1 3BD



Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR

Sales: 01634 757027 | Lettings: 01634 865595 | Email: walderslade@greyfox.co.uk

greyfox.co.uk/greyfox-prestige