



**NASHENDEN LANE**





Offers in Excess of £800,000 Freehold

## THE PROPERTY

This unique detached home is tucked away on the outskirts of Historic Rochester and offers the best of both worlds in respect of great motorway links for M20/ M2 and yet nestled in a secluded private location. This is an ideal family home to retreat to and entertain family and friends as it offers beautiful landscaped gardens with a bar and cinema. In addition to this wonderful main house, there is further potential (subject to relevant planning consent) for further extending if required.

The property itself, the current owners have maintained and presented immaculately throughout, and it is approached via a private drive and double gates, leading to parking for numerous cars.

This impressive home, when entering, offers a spacious entrance hallway, leading to open plan kitchen, a dining/breakfast room, offering a range of fitted units, granite work tops, integrated appliances, and a range of cookers. Also a good size lounge which is great to unwind and chill in. The conservatory offers an extra space to overlook the private garden and the second reception room could be used as a study or playroom.

Moving up to the next floor, you are greeted to four bedrooms, the second offering an en-suite bathroom. The premium bedroom is located on the top floor which is an impressive space, with a walk-in-wardrobe and luxurious en-suite bathroom, offering a contemporary style with freestanding bath and double shower.

Moving outside, it is noticeable how much the owners have placed a lot of love and tender care into presenting the landscaped garden, which offers a large terraced area which is an extension for entertaining with family and friends.

If you are looking for your forever home then this outstanding property must be at the top of your viewing list. Please call the Greyfox Sales Team for further details.







**Hallway**

**Lounge**

14' 7" x 13' 11" (4.45m x 4.24m)

**Study**

11' 2" x 8' 5" (3.40m x 2.57m)

**Conservatory**

14' 9" x 14' 8" (4.50m x 4.47m)

**Utility Room**

**Dining Room**

17' 11" x 13' 6" (5.46m x 4.11m)

**WC**

**Kitchen**

17' 11" x 11' 10" (5.46m x 3.61m)



**Landing**

**Bedroom 2**

14' 8" x 11' 10" (4.47m x 3.61m)

**Ensuite**

9' 0" x 5' 8" (2.74m x 1.73m)

**Bathroom**

9' 1" x 8' 8" (2.77m x 2.64m)

**Bedroom 3**

17' 10" x 9' 2" (5.44m x 2.79m)

**Bedroom 4**

12' 7" x 11' 9" (3.84m x 3.58m)

**Bedroom 5**

9' 6" x 9' 1" (2.90m x 2.77m)



**Bedroom 1**

26' 2" x 19' 10" (7.98m x 6.05m) PLUS 10' 6" x 6' 0"  
(3.20m x 1.83m)

**Ensuite**

14' 0" x 10' 7" (4.27m x 3.23m)

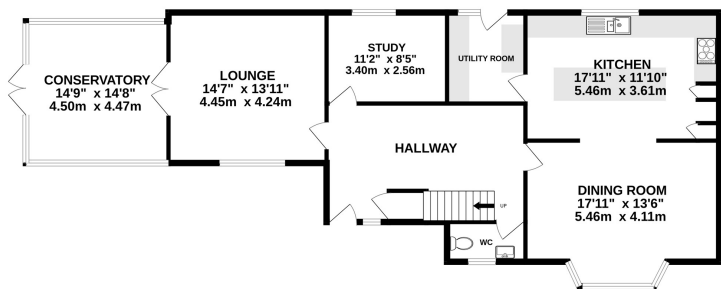




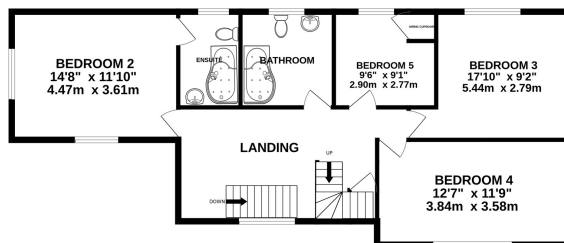
NASHENDEN LANE, ROCHESTER, KENT, ME1 3JQ



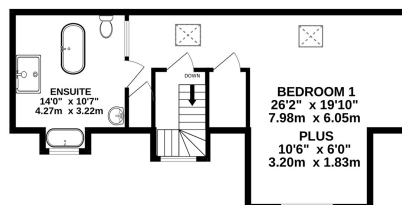
GROUND FLOOR  
1189 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR  
924 sq.ft. (85.8 sq.m.) approx.



2ND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 2615 sq.ft. (243.0 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>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	76	82
England, Scotland & Wales	EU Directive 2002/91/EC	

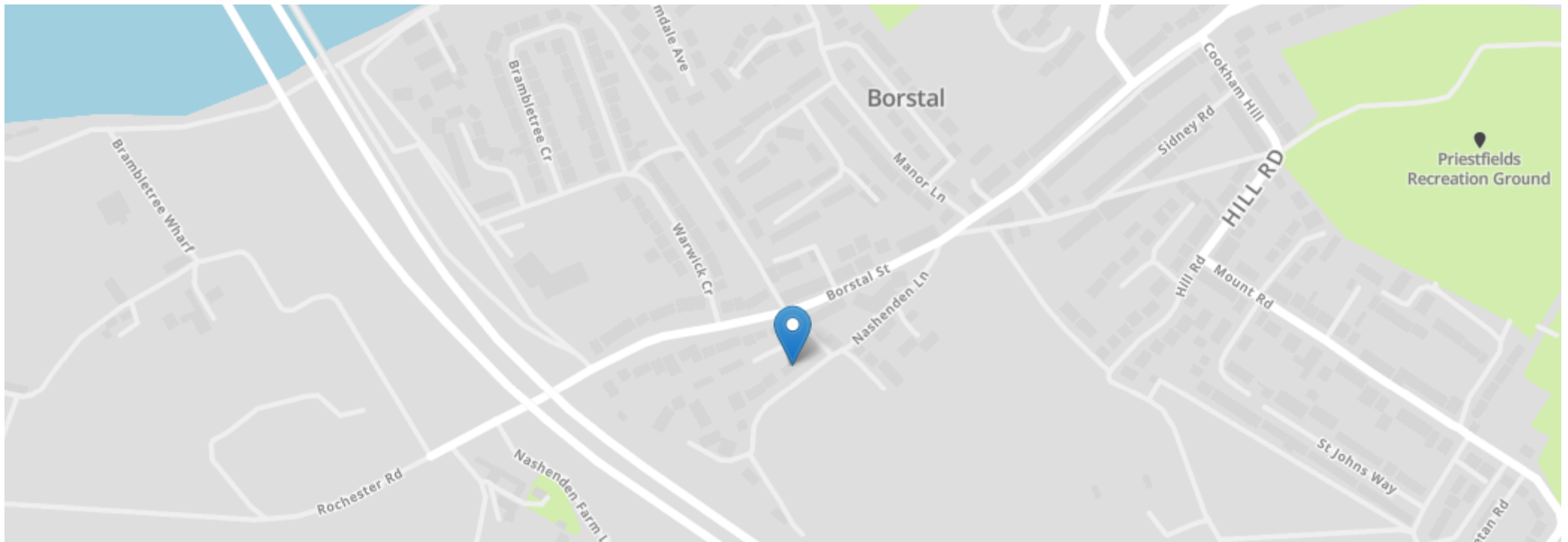
### AGENT NOTES

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 F





## 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 Robin Hood Lane, continue onto Fostington Way and at the roundabout, take the 2nd exit onto Walderslade Woods/A2045. After 0.8 miles, at the next roundabout, take the 2nd exit onto Rochester Rd/B2097. Turn left onto Priestfields & Merge onto Borstal Road. After 0.1 miles, turn left onto Nashenden Lane.





## Greyfox Prestige Walderslade

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