



MOUNT ROAD



£695,000 Freehold

THE PROPERTY

A Wonderful five bedroom detached family home. The lovely property is located within Rochester close to the historic Rochester High Street which offers a range of Restaurants, cafes, variety of bespoke shops, along with The Cathedral, castle and museums. Rochester train station is just a short distance away with links into the City of London and the Kent coast.

Also has the benefit of being located to a choice of primary and secondary schools, including Sir Joseph Williamson Mathematical grammar school, Rochester Grammar school for girls, and Kings and St Andrews private schools. Access to the M2 and M20 motorway to London, Bluewater shopping centre and Ebbsfleet international rail station.

The accommodation layout has been extended both downstairs and upstairs to offer a home for a large family or those who may wish to use the accommodation down stairs as separate living quarters for relatives. On the ground floor the property enjoys a spacious hallway leading to four reception rooms including, Dining Room which features stone fire place, dresser style alcove unit and original exposed floorboards. Stairs to first floor. Moving into the Lounge which is a lovely room to relax and chill in offers a brick inset feature fireplace and wood burner, French doors leading into the Sun room. The leisure room which offers a bar and additional feature stone fireplace with wood burner. This is a great room to entertain with family and friends or could be versatile to transform into separate accommodation.

The Kitchen/Breakfast Room offers a country style kitchen with solid antique oak style units, with inset butler sink, utility room, and downstairs bathroom.

Moving to the first floor offers a family bathroom with roll top bath and separate shower, Premium bedroom with dressing room and ensuite and a further four good size bedrooms.

Externally is offered to the front, off road parking for 5/6 cars leading to double garage. To the rear an outstanding garden this must be seen to appreciate the time and work that has gone into these gardens, offering a variety of shrubs and fruit trees and an abundance of established plants. Decking and patio area, feature pond and stream, laid to lawn. This is a wonderful Garden for all the family to enjoy.

Internal viewing is essential as you will be pleasantly surprised at how versatile this property can be with the amount of accommodation on offer and how well presented internally and externally.





Hallway

Family rooms

32' 0" x 30' 0" (9.75m x 9.14m)

Dining room

25' 3" x 12' 10" (7.70m x 3.91m)

Kitchen / Breakfast room

19' 6" x 18' 6" (5.94m x 5.64m)

Utility room

Cloakroom

Sun Room

27' 1" x 13' 5" (8.26m x 4.09m)

Lounge

18' 6" x 13' 9" (5.64m x 4.19m)



Premium

22' 0" x 16' 10" (6.71m x 5.13m)

Dressing room

13' 5" x 6' 6" (4.09m x 1.98m)

Bedroom 2

13' 5" x 6' 6" (4.09m x 1.98m)

Bedroom 3

13' 11" x 7' 5" (4.24m x 2.26m)

Bedroom 4

13' 4" x 7' 0" (4.06m x 2.13m)

Bedroom 5

10' 4" x 7' 5" (3.15m x 2.26m)

Bathroom



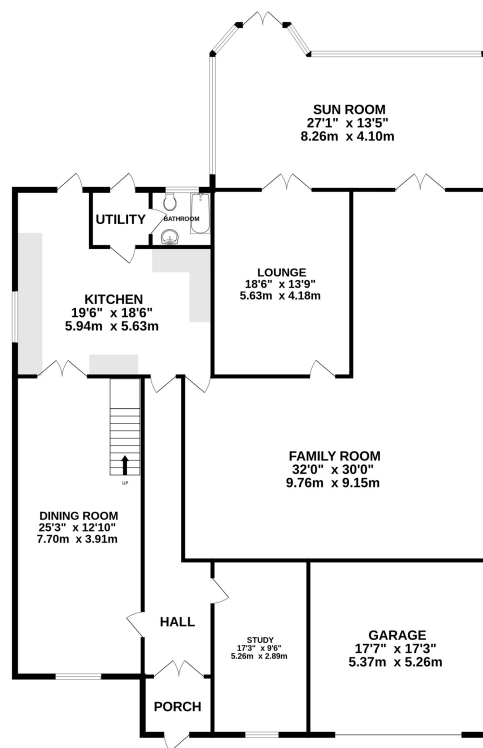
Double Garage

Garden

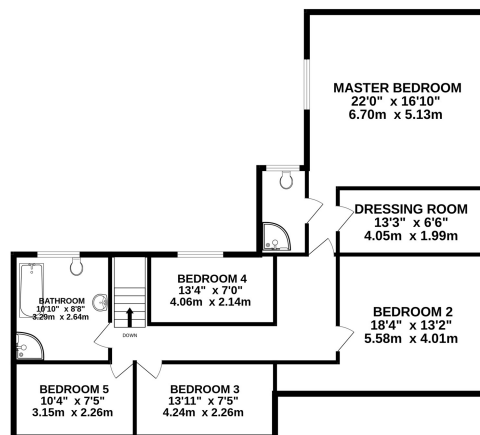


MOUNT ROAD, ROCHESTER, KENT, ME1 3NH

GROUND FLOOR



1ST FLOOR




TOTAL FLOOR AREA : 39051sq.ft. (3628.0 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.

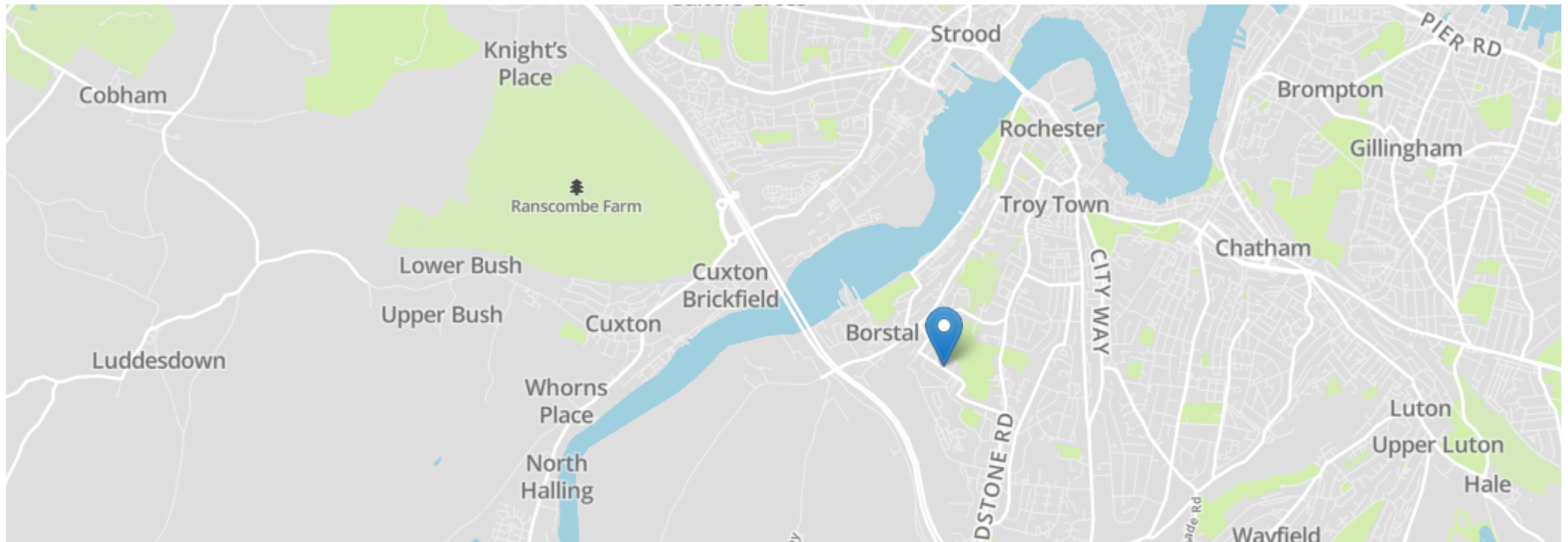
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EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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>.



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

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