



**Vicarage Road, Rochester, ME2 1NT**  
**Asking price £625,000**

**TC** **Town**  
**& City**  
**Homes**

OMG!

You will feel like Kings and Queens living in this huge five bedroom detached home which is hidden from view of the road allowing you to enjoy the privacy and peacefulness that goes with this type of location. Take a look around and prepare to be amazed at the size of rooms.



I absolutely love the size and layout of this home as it fits in with a growing family lifestyle and fulfills pretty much all of the needs we get asked for and many more that you didn't realise you needed until you see this property!

Let's start at the top of the house for a change and appreciate the luxuriousness of having the whole top floor with over 550 sq ft of space as your very own bedroom suite. There is so much room to enjoy it will make your daily routine of getting ready for the day a pleasure and the ensuite bathroom is the size of a lot of double bedrooms and has two 'Velux' style windows to allow plenty of natural light in.

The next floor down will please the rest of the family and any guests that stay (as soon as we are allowed again) as all four bedrooms on this level are comfortable 'double's' with two benefiting from ensuite bathrooms and the remaining two serviced by a generous size family bathroom. There should be no complaints here!

Continuing our journey down, the ground floor boasts an impressive 26' long living area which at its widest point is 18' creating a wonderful space to relax in and enjoy and will accommodate pretty much all of your furniture ideas for your new home. For those of you who have been working from home recently and may well continue for the foreseeable future there is a handy room just off the living area which could easily be used as a study/ home office.

Across the light and spacious hallway you enter the wonderful kitchen diner which will make a really social area for the family to get together whilst the food is being prepared. The natural light here floods in through large double doors.

With all that this fabulous home has to offer there is not much more you could ask for, however there is a

useful utility room which provides extra storage and keeps all the noisy appliances out of the way and a cloakroom/WC.

Outside there is a glorious garden with several different sections to enjoy for different moods and at the time of writing of this there is another driveway being planned to further extend the off road parking. This can be seen when viewing in person.

Location wise I would struggle to find somewhere better in a comparable price range as you have the best of both worlds here. Hidden away from any passing traffic but yet still only a short walk to the railway station. And of course who can complain having one of Kent' premier recreational water beauty spots on your doorsteps in the form of St Andrew's Lakes.

Take a look around our 360 Virtual Viewing and then we would be pleased to show you round in person so you can really appreciate all this family home has to offer. Be quick though as I believe this will attract a lot of attention.

## Entrance

**Living Room 26'2 x 18 (7.98m x 5.49m)**

**Kitchen/Diner 26'2 x (7.98m x )**

**Study 10'5 x 7'7 (3.18m x 2.31m)**

**Utility Room 9'5 x 8'1 (2.87m x 2.46m)**

## W/C

## Landing

**Bedroom 2 14'10 x 11'6 (4.52m x 3.51m)**

## Ensuite 2

**Bedroom 3 12'5 x 9'7 (3.78m x 2.92m)**

## Ensuite 3

**Bedroom 4 14'1 x 11'1 (4.29m x 3.38m)**

**Bedroom 5 11'10 x 11'1 (3.61m x 3.38m)**

**Bathroom 11'6 x 7'9 (3.51m x 2.36m)**

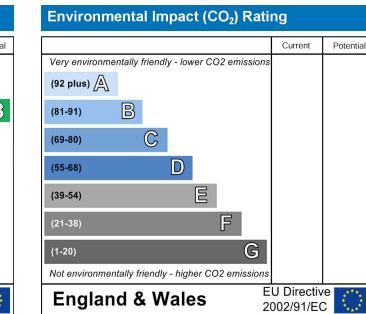
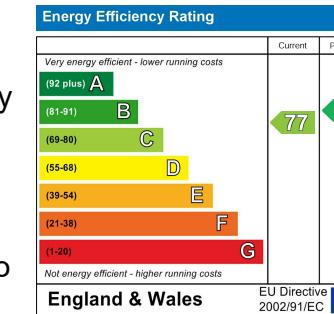
## Landing 2

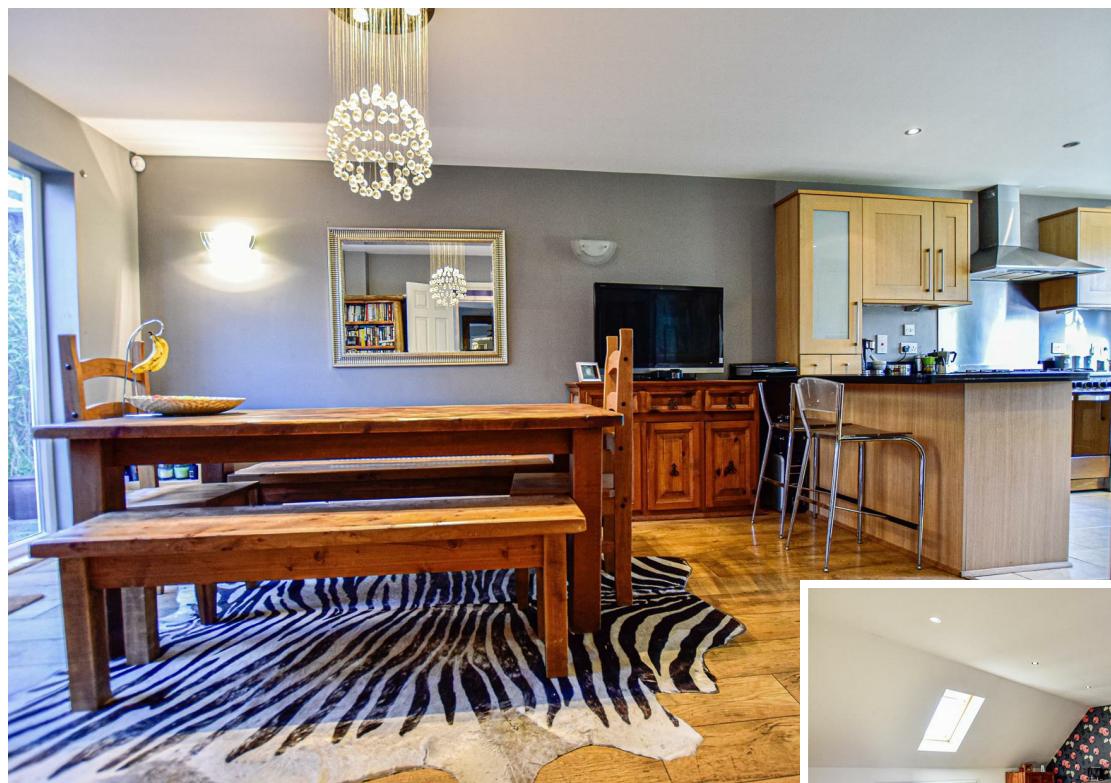
**Main Bedroom 34'5 x 19'7 (10.49m x 5.97m)**

**Ensuite 11'1 x 9'7 (3.38m x 2.92m)**

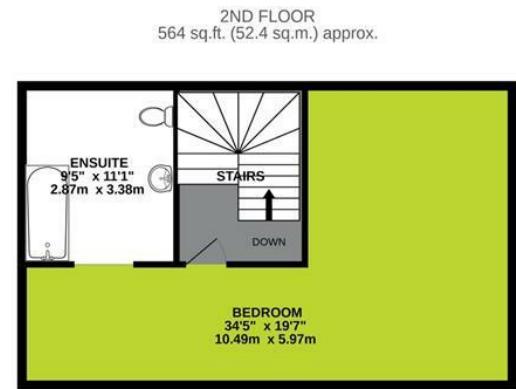
## Garden

**Garage 18'5 x 11'2 (5.61m x 3.40m)**









TOTAL FLOOR AREA : 2603 sq.ft. (241.9 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.

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