



Horsted Way, Rochester, ME1 2XY
Offers in excess of £1,000,000



Absolutely Stunning 5/6 Bedroom Detached Family Home!

This must surely tick most, if not all of the boxes on your wish list. Offering over 3800 sqft of internal space and sitting on a plot of approximately 1/3 of an acre there is plenty of room for all the family to enjoy. Call Town and City Homes today and book your accompanied tour.



An impressive looking home whcih has been renovated to an exceptional standard throughout and will defintley appeal to large families.

On entry, guests are greeted by an impressive double-height entrance hall with a grand American Oak staircase with a wrought-iron balustrade. The sitting room, drawing room, family room, and home office can all be accessed via the hallway which eventually leads to a contemporary, open plan kitchen & dining room. Fully fitted with high gloss units, granite work surfaces, and stainless steel integrated appliances the kitchen also benefits from a skylight in the dining area and bi-folding doors leading directly to the garden.

Appointed over three levels (with underfloor heating across the ground floor) the property boasts five double bedrooms all with their own luxury en-suite whilst the master suite occupying the whole top floor has a large walk-in dressing room which could easily be used as a sixth bedroom and a Juliette balcony overlooking the garden.

A double garage and a driveway for up to five vehicles are located to the front of Horsted House and an enclosed garden is mainly laid to lawn with a variety of well-established trees, a large patio, and a raised decked area with a gazebo is to the rear. In total, the plot measures approximately a third of an acre and there is expired planning permission to develop a two-bedroom annex within the grounds.

Located in the historic Medway town of Chatham the property is conveniently placed with excellent commuter links to London and the coast via Chatham train station or the M2 motorway network both minutes away. Ebbsfleet International is a 15-minute drive away and offers fast links to St Pancras. There are many highly regarded state and grammar schools to choose from within the area and in

neighbouring towns, namely; Chatham Grammar, Sir Joseph Williamson Mathematical School and Rochester Girls Grammar, and Kings Rochester.

Entrance

Lounge 14'5 x 11'10 (4.39m x 3.61m)

Family Room 16'1 x 12'2 (4.90m x 3.71m)

W/C

Utility Room 12'2 x 4'11 (3.71m x 1.50m)

Kitchen 24'7 x 17'9 (7.49m x 5.41m)

Sitting Room 20'8 x 18'8 (6.30m x 5.69m)

Landing

Main Bedroom 20' x 12'2 (6.10m x 3.71m)

Ensuite One

Bedroom Two 12'2 x 12'2 (3.71m x 3.71m)

Ensuite Two 8'2 x 6'3 (2.49m x 1.91m)

Bedroom Three 14'5 x 9'10 (4.39m x 3.00m)

Ensuite Three 7'10 x 6'7 (2.39m x 2.01m)

Bedroom Four 14'5 x 10'2 (4.39m x 3.10m)

Ensuite Four 7'10 x 6'7 (2.39m x 2.01m)

Second Floor Landing

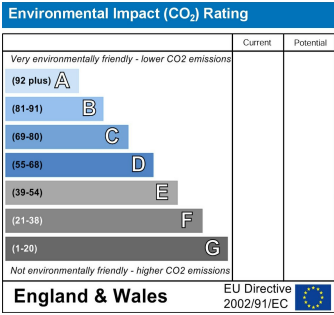
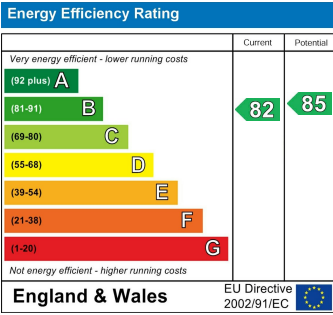
Bedroom Five 17'9 x 11'2 (5.41m x 3.40m)

Bedroom Six/ Dressing Room 19' x 11'2 (5.79m x 3.40m)

Bathroom 11'6 x 5'3 (3.51m x 1.60m)

Double Garage 19'6 x 17'1 (5.94m x 5.21m)

Garden



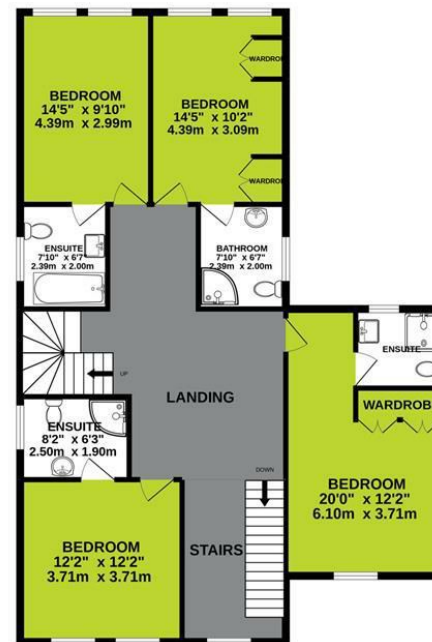




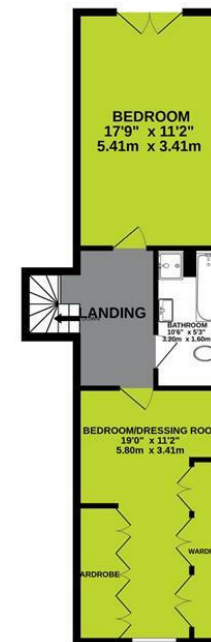
GROUND FLOOR
1830 sq.ft. (170.0 sq.m.) approx.



1ST FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



2ND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 3562 sq.ft. (330.9 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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