POLLARD ESTATES
INDEPENDENT ESTATE AGENT









175 Cuxton Road

Rochester, ME2 2NJ

Prepare to be impressed by this truly exceptional six-bedroom chalet bungalow, offering breathtaking panoramic views across the River Medway, Rochester Castle and Cathedral. Beautifully presented throughout, this substantial family home combines generous accommodation, versatile living space and stunning outdoor surroundings.

From the moment you step inside, the warmth and exceptional quality of this home are immediately evident, beautifully complemented by the elegant Spanish Calacatta flooring. The heart of the property is the impressive open-plan lounge and premium Häcker kitchen with Corian worktops, Miele appliances and boiling water tap, all perfectly designed for modern family living, with bi-folding doors opening onto a balcony that showcases the spectacular views. The ground floor offers three bedrooms, a dining room with open fireplace, snug, utility/laundry room, walk in pantry, 4 piece shower room including WC and bidet, and an additional WC/cloakroom, providing flexibility for growing families or multi-generational living. Upstairs are three further bedrooms, including an outstanding principal suite with a 5 piece en-suite wet room and direct access to a private balcony overlooking the far-reaching views. Another luxury 5 piece, family bathroom completes the first floor.

Outside, the beautiful and minimum maintenance landscaped gardens create a private oasis offering ample space, surrounded by woodland for seclusion. A further balcony leads down to a garden area with useful storage beneath the decking, creating an additional area.

Ideally situated very close (1 mile) to the Medway Valley Leisure Park, offering a range of restaurants, Cineworld cinema and leisure facilities, the property is also conveniently positioned for well-regarded schools, motorway links and Strood Station making it perfect for commuters and families alike.

A truly unique home offering space, versatility, privacy and some of the finest views in Medway.

Offers in excess of £700,000

175 Cuxton Road

Rochester, ME2 2NJ

6 3 3 C

- Attractive Chalet Bungalow
- Open Plan Lounge/Kitchen
- Driveway
- Stunning Condition, 6 Beds
- 2 Balconies
- Council Tax - C
- En-Suite & 2 Bathrooms
- Views Over Rochester Castle
- EPC - C

Entrance Door

Hallway
11'7 x 7'1 (3.53m x 2.16m)

WC
4'7 x 3'4 (1.40m x 1.02m)

Bedroom/Study
8'8 x 8'3 (2.64m x 2.51m)

Open Plan Kitchen/Lounge
28'9 x 22'2 (8.76m x 6.76m)

Laundry/Utility
9'5 x 9'0 (2.87m x 2.74m)

Walk In Pantry
6'9 x 4'6 (2.06m x 1.37m)

Inner Hallway

4 Piece Shower Room
7'6 x 5'8 (2.29m x 1.73m)

Bedroom
14'9 x 14'4 (4.50m x 4.37m)

Bedroom
12'0 x 8'8 (3.66m x 2.64m)

Diner
15'9 x10'8 (4.80m x3.25m)

Snug
10'8 x 8'9 (3.25m x 2.67m)

Stairs From Hallway

Landing

Master Bedroom
17'7 x 14'4 (5.36m x 4.37m)

5 Piece En-Suite
10'2 x 7'0 (3.10m x 2.13m)

Balcony
20'5 x 14 min (6.22m x 4.27m min)

Bedroom
17'5 x 9'1 (5.31m x 2.77m)

Bedroom
9'9 x 7'1 (2.97m x 2.16m)

5 Piece Bathroom
10'5 x 8'1 (3.18m x 2.46m)

Split Level Garden
60 x 20 approx (18.29m x 6.10m approx)

Important Notice -

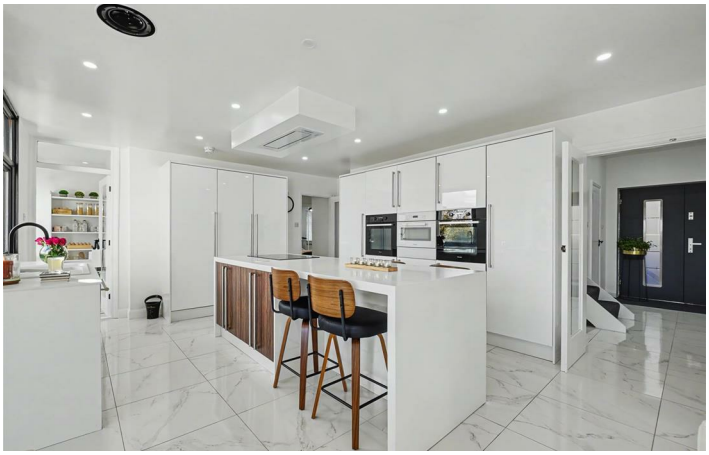
Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.
No representation or warranty is given, and no employee has authority to do so.
Measurements, photographs and plans are approximate and for illustrative purposes only.
It should not be assumed that the property has all necessary planning, building regulation or other consents.
Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.
Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.
Any changes to charges or terms should be confirmed independently.
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.
Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.



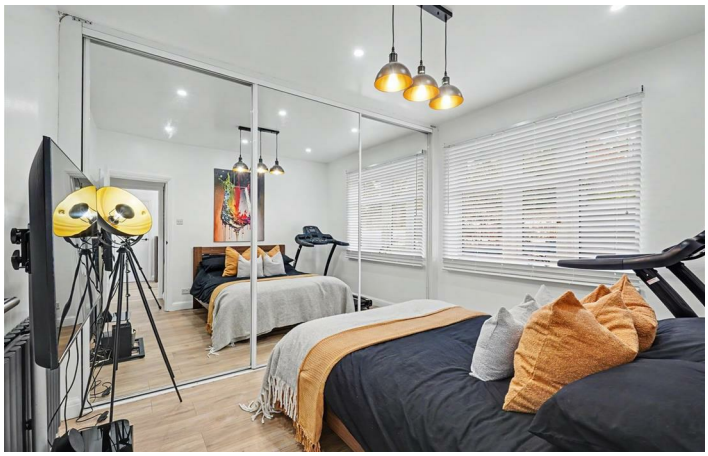
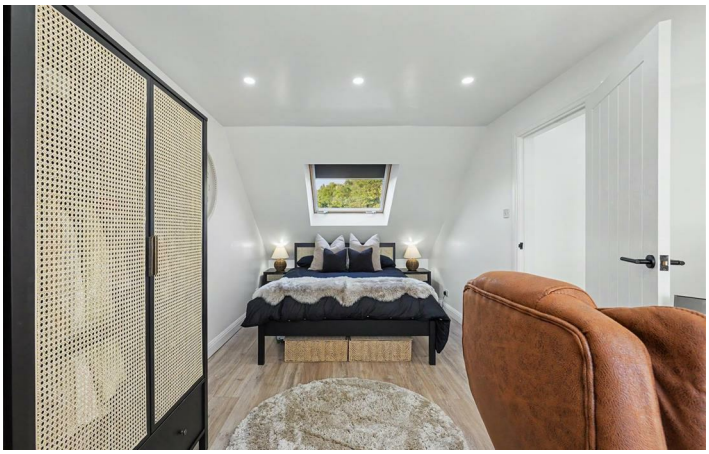
Directions

From the office in Station Rd, Rainham Head southwest on Station Rd/B2004 toward Rainham Shopping Centre Turn right onto High St/A2 At Bowaters Roundabout, take the 2nd exit onto Hoath Way/A278 At the roundabout, take the 2nd exit and stay on Hoath Way/A278 At the roundabout, take the 2nd exit and stay on Hoath Way/A278 At Gillingham Interchange, take the 2nd exit onto the M2 ramp to M25/London Merge onto M2 At junction 2, exit toward Rochester/West Malling/A228 At the roundabout, take the 1st exit At Merrals Shaw Interchange, take the 1st exit onto Cuxton Rd/A228 Go through 1 roundabout Cuxton Rd, Rochester

Tel: 01634 36 36 06 sales@pollardestates.co.uk

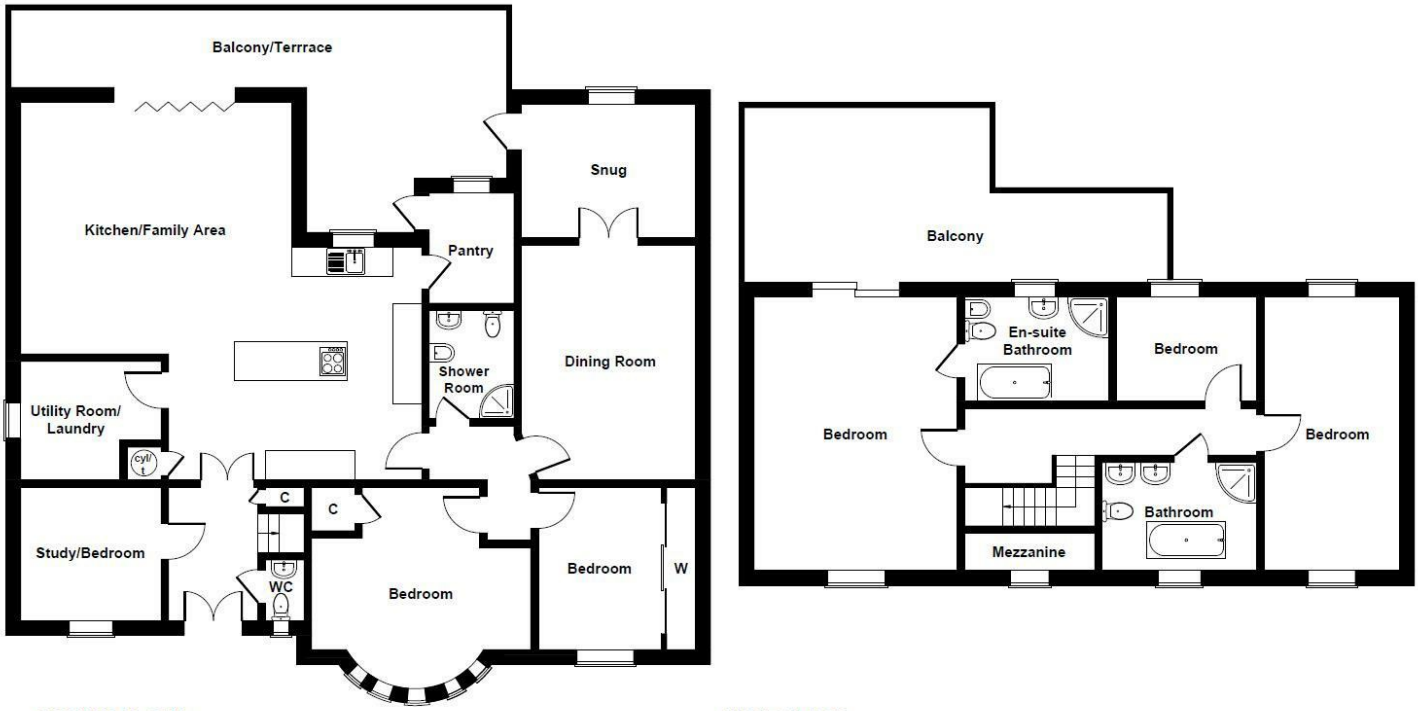





Tel: 01634 36 36 06 sales@pollardestates.co.uk

Floor Plan



GROUND FLOOR **FIRST FLOOR**

Approximate Gross Internal Area
2347 sq ft - 218 sq m

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

