



## 5 Abbots Close

Rochester, ME1 3AZ

GREENLEAF PROPERTY SERVICES are delighted to introduce this immaculately presented and rarely available three/four bedroom detached bungalow to the market, in a highly sought-after cul-de-sac within Rochester, potentially available with NO ONWARD CHAIN. Set on a unique 2000 sqm plot, and boasting an air-source heat pump, solar panels and battery system, as well as thermostat-controlled underfloor heating for each room, the resulting "Grade A" energy rating means this beautiful "£0 bill" family home is as environmentally-friendly as it is efficient and economical to live in. The property further benefits from a large patio and gardens, CCTV, air-conditioning to bedrooms, a double garage with multiple off-road parking, and lapsed planning permission for a substantial kitchen/diner/utility room/ fifth bedroom. Properties with this specification, plot-size, potential and location are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Hallway giving access to lounge, dining room/bedroom four, inner hallway through to the kitchen, bathroom, bedroom three, shower room, and bedrooms one and two. To the rear there are extensive patios and a beautiful spacious garden and wooded area, whilst the double garage and car-port sit to the side of the property.

The property is located within a 1/4 mile of highly regarded local schools for all age groups including St Andrews and Kings private schools, whilst nearby historic Rochester High Street offers a selection of independent shops, cafes, restaurants, Norman castle and famous cathedral. Riverside walks and Priestfields Recreation Ground are on your doorstep, with countryside walks over the North Downs a short drive away. The mainline station provides hi-speed services to London, whilst all A2, M2, M20 and M25 road links to London, Bluewater Shopping Centre, Ebbsfleet International Station and Gatwick are a short drive away.

**Price Guide £850,000**

# 5 Abbots Close

## Rochester, ME1 3AZ



- THREE/FOUR BED DETACHED BUNGALOW ON 0.48 ACRES IN PRIME LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT WITH THE POTENTIAL FOR NO ONWARD CHAIN!
- DOUBLE GARAGE / GENEROUS OFF ROAD PARKING / EV CHARGING POINT
- LAPSED PLANNING PERMISSION FOR SUBSTANTIAL KITCHEN-DINER-UTILITY
- STYLISH BATHROOM AND SHOWER ROOM
- SOLAR PANELS WITH BATTERY SYSTEM AND AIR-SOURCE HEAT PUMP
- WALK TO HIGHLY REGARDED SCHOOLS FOR ALL AGE GROUPS
- CLOSE TO HISTORIC HIGH STREET, RESTAURANTS, AMENITIES, CASTLE AND CATHEDRAL
- CLOSE TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON ST PANCRAS
- EPC GRADE A / COUNCIL TAX BAND G / FREEHOLD

### Hallway/Reception Area

28'1" x 6'6" (8.56m x 2.0m)

Impressive double doors open into the spacious and light entrance/reception area leading to the inner hallway, access to all rooms, with high quality Amtico flooring, neutral decor and downlighters, and large built-in cupboard for shoes and coats.

### Lounge

20'0" x 13'0" (6.11m x 3.97m)

Good size room with Amtico flooring continued, neutral decor with feature wall, dimmable downlighters, tri-fold doors to patio, bay fronted window to front, plenty of space for table and chairs, sofas and furniture.

### Dining Room/Bedroom Four

11'11" x 10'0" (3.64m x 3.07)

With potential for a variety of uses, this good size room works as a dining room, double bedroom four or office. Amtico flooring and neutral decor continued, with feature wall and dimmable downlighters, tri-fold doors to patio.

### Kitchen/Breakfast Room

14'2" x 10'0" (4.32m x 3.07m)

With a good range of wooden wall and base units, neutral wall tiles and contrasting vinyl worktops, recently new window and door to patio, space for washing machine, dishwasher and fridge-freezer. With Amtico flooring continued, downlighters, and lapsed planning permission in place for a vastly extended relocated open-plan kitchen/diner, subject to new owners wishes.

### Shower Room

9'4" x 7'10" (2.85m x 2.40m)

Stylish spacious modern shower room with walk-in rainfall shower, beautiful basin and vanity unit, striking marble-effect perspex walls, feature inset shelves, two windows to side, grey floor tiles and downlighters.

### Bathroom

10'5" x 7'10" (3.20m x 2.41m)

Beautiful room with white suite consisting of substantial free standing bath, basin and vanity

unit and WC, grey tiled flooring with neutral decor and attractive grey tiled feature wall, dimmable downlighters, bay window to side.

### Bedroom One

14'2" x 11'10" (4.32m x 3.63m)

Good size double bedroom with Amtico flooring and neutral decor, aircon unit, dimmable downlighters and built-in wardrobes, window to front of property.

### Bedroom Two

15'10" x 10'1" (4.84m x 3.08m)

Further good size double bedroom with Amtico flooring and neutral decor, aircon unit, dimmable downlighters and built-in wardrobes, window to rear of property.

### Bedroom Three

11'1" x 9'11" (3.38m x 3.03m)

Another double bedroom with window to rear, dimmable downlighters and Amtico flooring continued.

### Patio

A large paved patio garden runs the full width and beyond to this unique and spacious property, providing enough space for ample tables and chairs, various potting areas, games tables and substantial outdoor dining possibilities. There is a pergola, side access to the front of the house, a further raised patio area to the "lounge side" of the house, a door into the rear of the double garage, and access into the car port. From this substantial patio area with far reaching views over Rochester and the River Medway, a few steps lead down to the garden.

### Gardens

Substantial secluded gardens/wooded area, purposefully left to nature but offering great potential to the new owners should they wish to use more conventionally, with a variety of trees, shrubs, plants and flowers, and an eco-friendly storm fence for privacy and protection,

### Double Garage and Off Road Parking

17'4" x 16'6" (5.3m x 5.05m)

Spacious double garage with electric doors,

power and light, plenty of storage options, and further ample off road parking to front.

### Car Port

17'4" x 11'1" (5.3m x 3.4m)

To side of garage, gated car port with an EV fast-charger, and plenty of further off road parking to the front of this area.

### Lapsed Planning Permission

<https://publicaccess1.medway.gov.uk/online-applications/applicationDetails.do?keyVal=R4EYTEKNIM700&activeTab=summary>

Lapsed Permission in place for a substantial extension to side and rear of existing property, to create an impressive open-plan kitchen/diner and utility room. Link above for full details.

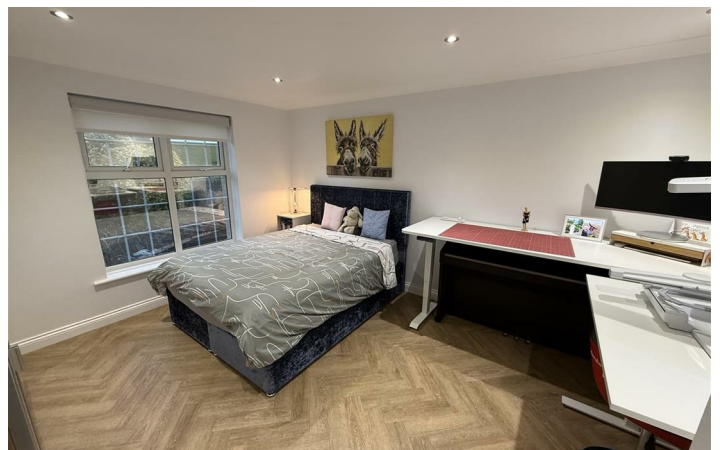
### Agents Note 1

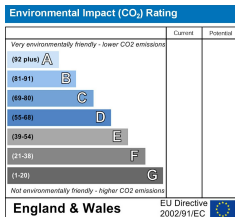
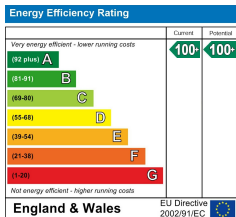
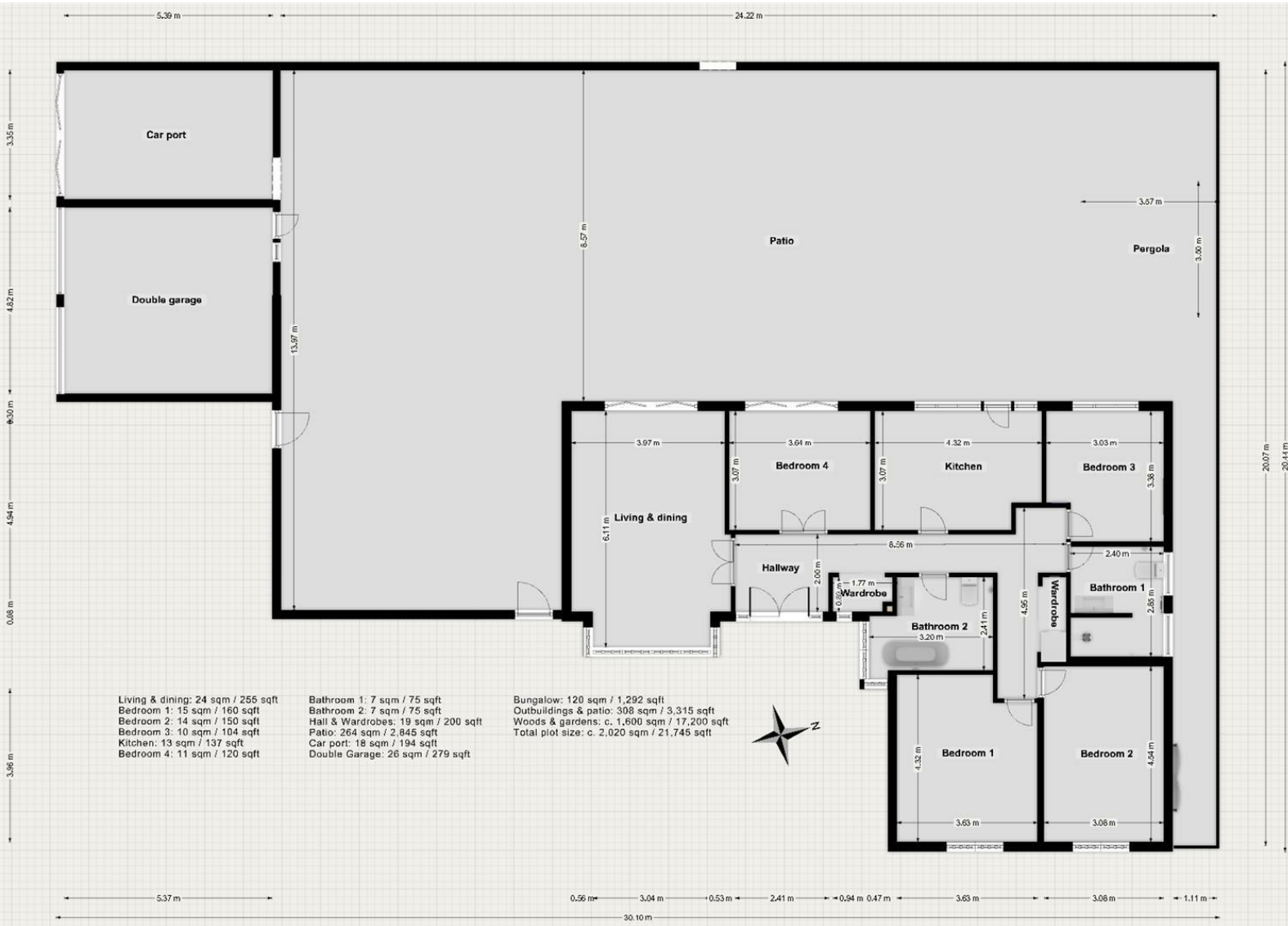
Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

### Agents Note 2

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Tel: 01634730672





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.