Greenleaf
Sales • Lettings • Mortgages



16 Sir Evelyn Road

Rochester, ME1 3NB

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented substantial three bedroom house to the market, in a sought-after residential Rochester location, within a walk of highly regarded grammar schools. Built in the 1920s, and boasting three double bedrooms, off road parking, two bathrooms, high ceilings, a great-size lounge and stylish open-plan kitchen/diner, this impressive and well-proportioned period family home further benefits from a lovely established west-facing garden and a 1/25 share of the sizeable and unique private meadow to the rear of this row of properties. To the front, the property overlooks Sherwood Cricket Club playing field, giving a great feeling of space and privacy. This beautiful home has been well cared for by the current owners for many years and is simply ready to move into and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Entrance porch into lounge with feature dog-leg stairs up to first floor, doorway into open-plan kitchen/diner through to rear lobby giving access to bathroom and doorway out to garden; The upstairs landing gives access to three double bedrooms, another bathroom, and the loft with potential.

Located off the Maidstone Road in Rochester, this impressive property is within walking distance of the highly regarded Rochester Grammar Schools, a short drive to all A2/M2/M20 road links and station with fast trains to London St Pancras in approx 40 mins. The nearby historic High Street offers a wealth of restaurants, cafes, bars and boutiques, along with the ever popular cathedral and Norman castle. Asda and Aldi's are a 10 minute drive away, as are nearby gym and leisure facilities. With a meadow to the rear, and cricket ground to the front, the property enjoys a peaceful and quiet location, yet close to all schools, road links and amenities.

Price Guide £400,000

16 Sir Evelyn Road

Rochester, ME1 3NB

3 2 2 C

- BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE
- BEAUTIFULLY ESTABLISHED GARDEN AND SHARE OF MEADOW TO REAR
- WALK TO ROCHESTER GRAMMAR SCHOOLS AND ALL LOCAL AMENITIES
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD
- WELL PROPORTIONED END OF TERRACE PERIOD PROPERTY
- LOFT WITH POTENTIAL FOR FURTHER ACCOMMODATION STPP
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- TWO BATHROOMS AND OFF ROAD PARKING
- PEACEFUL AND QUIET LOCATION OPPOSITE CRICKET GROUND
- CLOSE TO HISTORIC HIGH STREET, RESTAURANTS AND CAFES, CASTLE AND CATHEDRAL

Porch

5'1" x 3'3" (1.55m x 1.0m)

Useful space for shoes and coats with feature wallpaper and neutral carpet.

Lounge

17'10" x 11'9" (5.45m x 3.6m)

Beautiful dual-aspect room with high ceilings, neutral carpet and decor with feature walls, dog-leg staircase up to first floor with storage cupboard underneath, window to front/fitted blinds, French doors to rear, feature fireplace, doorway into kitchen/diner from here.

Kitchen/Diner

24'7" x 11'3" to 10'0" (7.5m x 3.45m to 3.05m)

Another well-proportioned space with kitchen area to rear of room, open-plan to dining area to front; The dining area enjoys a bay window overlooking the cricket club playing field, and has plenty of space for a family table and chairs and furniture; From here it's open-plan into the kitchen, with a generous range of stylish green kitchen cupboards to wall and floor, laminate wood flooring, built-in oven and induction hob, dishwasher, contrasting worktop with white splashback tiles, feature glass tile window and further window above, boiler located here, doorway into rear lobby from here.

Rear Lobby

7'10" x 2'11" (2.4m x 0.9m)

With vinyl flooring and neutral decor, access to large storage cupboard with plumbing for washing machine and dryer, doorway access into family bathroom, and doorway out to garden.

Downstairs Bathroom

6'6" x 5'2" (2.0m x 1.6m)

With white suite consisting of bath with shower over, WC and basin, PVC wall coverings with attractive feature vinyl flooring, window to side.

Landing

10'0" x 4'3" (3.05m x 1.3m)

Spacious landing with neutral carpet and decor, two windows to front of house affording lots of natural light, access to bathroom and three double bedrooms, loft access from here also. (The loft has a light and ladder, is partially boarded and has potential for further accommodation subject to new owners wishes and usual permissions).

Bedroom One

13'1" x 10'0" (4.0m x 3.05m)

Good size double bedroom with bay-window to front of house with cricket club views, neutral carpet and decor.

Bedroom Two

11'1" x 10'0" (3.4m x 3.05m)

Brightly presented double bedroom with window to rear and views across meadow, neutral carpet, built-in cupboard housing water tank.

Bedroom Three

12'3" x 7'10" (3.75m x 2.4m)

Further double bedroom with window to rear providing garden views, neutral carpet and decor, built-in wardrobe space,

Upstairs Bathroom

9'0" x 6'2" (2.75m x 1.9m)

Stylish and attractive room with white suite consisting of shower with digital power shower, WC and basin/vanity storage cupboard with worktop, downlighters, feature walls, window to side.

Garden and Meadow

Beautifully presented west-facing garden with lovely range of established plants, trees and shrubs, all fully fenced with paved patio area and storage shed, further decked area to rear for outdoor dining and entertaining, gated rear access into the lovely meadow/shared orchard land to the rear of these properties, providing a great further space for all the family to enjoy. We understand the house enjoys a 1/25 share of this amazing and unique space. There is also gated side access to the front of the property.

Off Road Parking

Block-paved off road parking directly to the front of property for three cars.

Agents Note 1

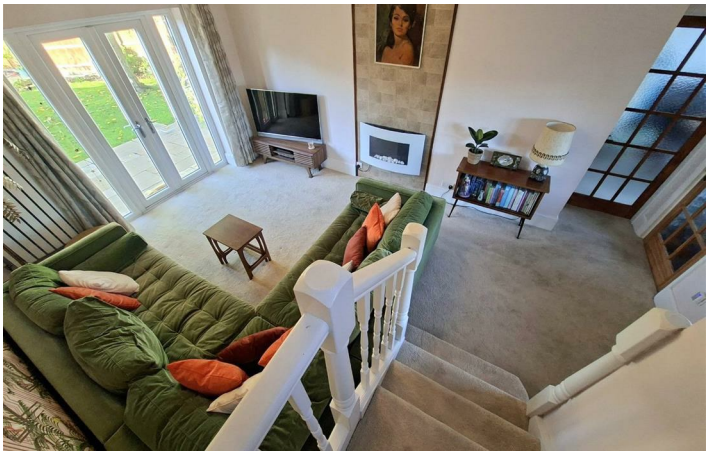
Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

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 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 only, and are not precise. 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.













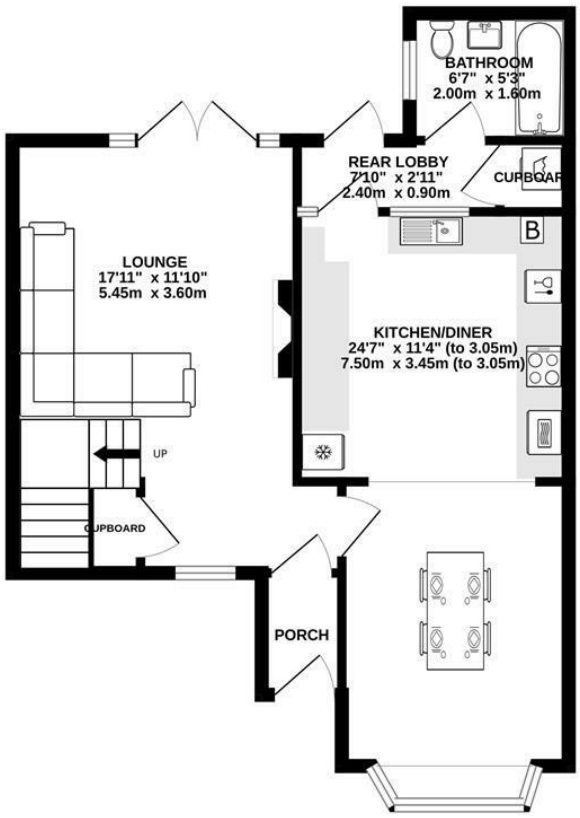


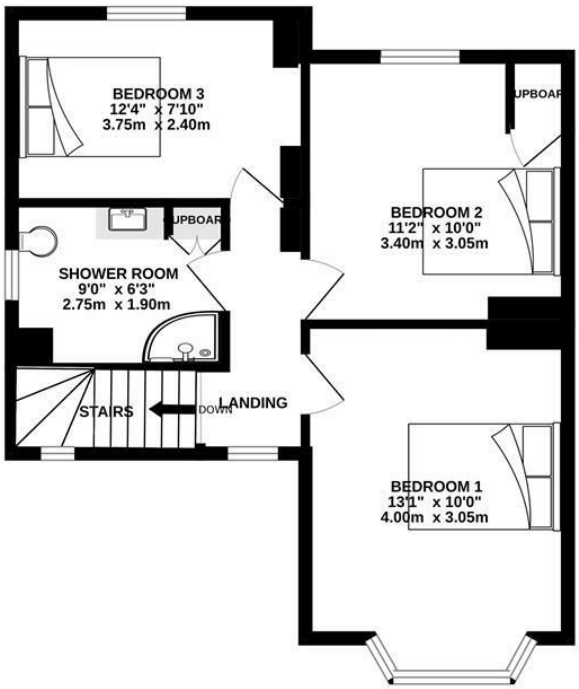


Greenleaf
Sales • Lettings • Mortgages

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

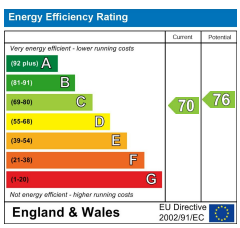
1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.

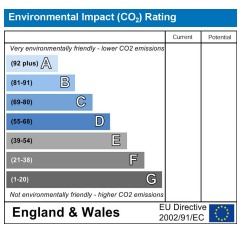




TOTAL FLOOR AREA : 1034 sq.ft. (96.1 sq.m.) approx.

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.
Made with Metropix ©2026





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.

160 High Street, Rochester, Kent, ME1 1ER
Tel: 01634730672 Email: info@greenleaf-property.co.uk
www.greenleaf-property.co.uk