



Starkey Castle Farm Wouldham Road

Rochester, ME1 3TR

GREENLEAF PROPERTY SERVICES are proud to introduce this stunning four bedroom barn conversion, located in a rarely available and highly sought-after semi-rural location in Rochester, ME1. Available with NO ONWARD CHAIN, this unique and contemporary property offers characterful and well-proportioned accommodation throughout, and is quite simply ready to move into and enjoy. Boasting four double bedrooms, an en-suite, office/study, utility room and downstairs WC, this impressive family home includes a stylish open-plan kitchen/dining area with a generous separate lounge, with potential to add a balcony or extension to the rear subject to usual permissions and new owners wishes. Outside, there is a beautifully established garden with countryside and paddock views, a double garage with a recent new roof, and a fantastic courtyard entrance to this exclusive development consisting of just four properties, with ample off road parking.

The layout briefly consists of: Hallway with stairs up to first floor and double doors into the dining area open-plan to kitchen, access from here to lounge, office/study, and rear lobby to WC and utility room; The upstairs landing gives access to four double bedrooms, en suite, and family bathroom. The garden can be accessed from the lounge, kitchen and utility room, whilst the double garage is located near the entrance providing further off road parking also.

Whilst the property is located in a semi-rural location with far-reaching countryside views, it is also within just a 10-15 drive of historic Rochester and all amenities, highly regarded schools for all age groups including the renowned Kings and St Andrews private schools, and the station with 35 minute fast trains to London St Pancras. The historic High Street offers a wealth of cafes, bars, restaurants and boutiques, the historic castle and cathedral, and all A2/M2/20 road links to London and coast are just a short drive away.

Price Guide £815,000

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Rochester, ME1 3TR



- STUNNING BARN CONVERSION IN COURTYARD SETTING
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING
- SHORT DRIVE TO HISTORIC HIGH STREET, BARS, CAFES, CASTLE AND CATHEDRAL
- EPC GRADE E / COUNCIL TAX BAND G / FREEHOLD
- SOUGHT-AFTER SEMI-RURAL LOCATION YET CLOSE TO ALL AMENITIES
- STUNNING OPEN-PLAN KITCHEN/DINER AND SEPARATE LOUNGE
- SHORT DRIVE TO STATIONS WITH 35 MINUTE FAST TRAINS TO LONDON ST PANCRAS
- FOUR DOUBLE BEDROOMS, EN SUITE, WC, UTILITY, OFFICE/STUDY
- BEAUTIFULLY ESTABLISHED GARDENS AND GROUNDS
- SHORT DRIVE TO HIGHLY REGARDED SCHOOLS FOR ALL AGE GROUPS

Hallway

12'7" x 10'5" (3.85m x 3.2m)

Very impressive entrance hallway to the property, with high beamed ceiling and feature light, dog-leg stairs up to first floor, floor to ceiling glass panels to front, neutrally tiled floor, feature radiator, double glass-panel doors into main house.

Dining Area

18'10" x 10'9" (5.75m x 3.3m)

With wood flooring throughout the ground floor, white walls, feature lighting and radiators, plenty of space for large dining table and chairs, double doors from hallway, door to rear lobby, WC and utility room, and further glass-pane double doors to the study/office, lounge, and open-plan to the kitchen.

Kitchen Area

15'1" x 13'7" (4.6m x 4.15m)

Impressive kitchen with extensive range of built-in modern white gloss cupboards to wall and floor with built-in oven, grill and microwave, integral dishwasher, fridge-freezer and wine cooler, stylish contrasting grey granite worktops, central island with built-in induction hob and feature extractor fan, feature adjustable shelving to one wall, inset TV, downlighters, window to side and door to garden.

Lobby

5'6" x 2'11" (1.7m x 0.9m)

With tiled flooring, doors to WC and utility room.

WC

5'6" x 2'11" (1.7m x 0.9m)

Downstairs WC with "Bouroullec-inspired" feature tiling to wall and floor, WC and hand basin, black radiator and central light.

Utility

8'8" x 6'2" (2.65m x 1.9m)

With worktop and basin, plumbing for washing machine (possibly to stay), boiler located here, tiled flooring with neutral splashback tiles and decor, doorway out to garden and window to rear.

Study/Office

11'9" x 10'7" (3.6m x 3.25m)

Double doors from dining area lead into the study/office area with wood floor continued, four glass panels with fitted blinds to front of house affording lots of natural light, high ceiling with beam, white walls with fitted book shelves to one wall, and two stylish feature lights.

Lounge

20'9" x 18'0" to 13'9" (6.35m x 5.5m to 4.2m)

Beautiful room to enjoy cosy evenings and relaxation

in, with double doors from central dining area, wood flooring with white walls, feature radiator, wall lights and downlighters, windows and doors to rear of property with potential to extend subject to new owners wishes and usual permissions.

Landing

18'2" x 5'8" (5.55m x 1.75m)

Well proportioned landing with neutral carpet and white walls, airing cupboard, beams, three feature windows to front of property, access to four double bedrooms, en suite, family bathroom and extensive loft.

Master Bedroom

14'11" x 13'9" (4.55m x 4.2m)

Delightful room with feature wall, neutral carpet, beams, access to en suite, windows and doors overlooking the garden and countryside with potential to add a balcony, subject to new owners wishes and usual permissions.

En Suite

10'4" x 7'0" (3.15m x 2.15m)

With walk-in shower, WC and basin, downlighters and beams, white walls and vertical chrome radiator, contrasting black floor tiles.

Bathroom

7'4" x 6'8" (2.25m x 2.05m)

Generous family bathroom with bath and rainfall shower above, WC and basin, feature vertical radiator, neutral tiles to bath wall, built-in granite worktop.

Bedroom Two

18'8" to 14'1" x 11'1" (5.7m to 4.3m x 3.4m)

Double bedroom with window to rear and far reaching countryside views, neutral carpet and white walls.

Bedroom Three

18'8" to 11'5" x 11'1" (5.7m to 3.5m x 3.4m)

Double bedroom with floor-to-ceiling window to rear side, further window to rear with beautiful countryside views, impressive feature wall and neutral carpet.

Bedroom Four

10'2" x 7'8" (3.1m x 2.35m)

Double bedroom with two feature windows to front of property, neutral carpet and white walls.

Garden

Well proportioned paved patio with plenty of generous space for tables, chairs and outdoor dining, leading onto a beautifully established rear lawn garden with a variety of plants, shrubs, herbs, flowers and trees, separate area perfect for growing vegetables, stunning paddock and countryside views, access to rear of garden via private access road.

Double Garage

39'4" x 19'8" (12m x 6m)

Double garage with two separate doors, open-plan inside as "one space", recent new roof, useful extra space for storage.

Parking

An impressive private driveway leads down to the stunning courtyard setting with central reservation, ample parking in front of garage, property and grounds.

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

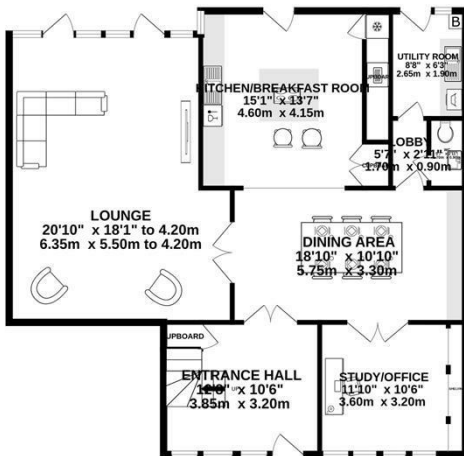
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Tel: 01634730672

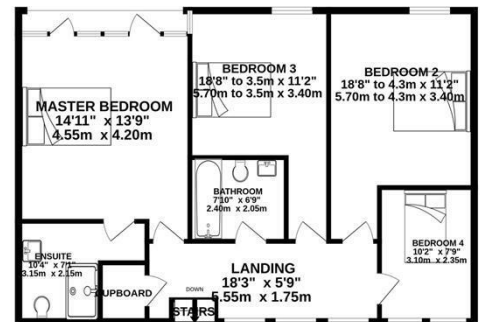




GROUND FLOOR
1498 sq.ft. (139.2 sq.m.) approx.

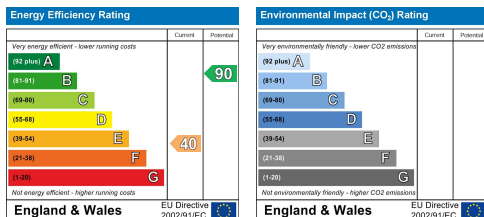


1ST FLOOR
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 2431 sq.ft. (225.9 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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