



11 St. Bartholomews Terrace

Rochester, ME1 1BX

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented period cottage, peacefully located in a cul de sac position, yet within walking distance of the historic Rochester High Street and all local amenities. Boasting two double bedrooms, an upstairs bathroom, a low maintenance established garden and many original characterful features throughout, this lovely family home further benefits from recent new windows and shutters, a log burner, and potential to create further accommodation should the new owners wish.

The layout briefly comprises of: Entrance hallway with stairs up to first floor, giving access to the lounge, dining room with doorway down to basement, doorway into kitchen and out to garden; An outbuilding to the rear of the kitchen houses the washing machine and boiler, and provides potential to extend the property, subject to usual permissions; The spacious first floor landing gives access to two double bedrooms and family bathroom, whilst the loft provides potential for further accommodation subject to usual permissions and new owners wishes.

Nearby historic Rochester High Street offers a range of restaurants, bars and boutiques, Norman castle and famous cathedral, with beautiful riverside views and walks. Rochester and Chatham train stations are within walking distance and provide a 35 minute fast service to London St Pancras, whilst all A2, M2 & M20 road links are nearby. Highly regarded local schools are within walking distance also, and the property is ready to move into and enjoy. Interest is sure to be strong in this ready-to-move-into home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £295,000

11 St. Bartholomews Terrace

Rochester, ME1 1BX



- MID-TERRACE TWO-BEDROOM VICTORIAN COTTAGE
- SEPARATE LOUNGE AND DINING ROOM
- WALK TO STATIONS WITH 40 MINUTE FAST TRAINS TO LONDON
- EPC AWAITED / COUNCIL TAX BAND B / FREEHOLD
- BEAUTIFULLY PRESENTED THROUGHOUT WITH MANY CHARACTER FEATURES
- USEFUL BASEMENT
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, CAFES AND BOUTIQUES
- RECENT NEW WINDOWS, SHUTTERS AND LOG BURNER
- POTENTIAL TO ADD CONSERVATORY STPP
- CLOSE TO HIGHLY REGARDED SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

Hallway

15'1" x 2'7" (4.6m x 0.8m)

Good size hallway with exposed floorboards and neutral decor, attractive original archway, and two feature ceiling lights, access to the lounge to the front, and dining room through to kitchen to the rear. Stairs lead up to the first floor.

Lounge

11'9" x 10'2" (3.6m x 3.1m)

With exposed floorboards and neutral decor continued, lovely original fireplace and built-in cupboard and shelving alongside, window and shutters to front of property.

Dining Room

11'11" x 13'1" to 10'2" (3.65m x 4.0m to 3.1m)

Attractive exposed floorboards continued with neutral decor, recently new log burner with original cupboards to side, recently new sash windows and shutters to rear, doorway access down to basement, and through to kitchen from here.

Kitchen

9'2" x 7'2" (2.8m x 2.2m)

Compact kitchen to rear of property with doorway out to garden and recently new sash window to side, good range of white kitchen cupboards to wall and floor with contrasting worktops and partial neutral splashback tiles, grey tiled flooring, neutral decor, gas hob and integrated fridge. Potential to extend out to the rear outbuilding as others have done in the road, to perhaps create a bigger kitchen, or even incorporate a downstairs WC, all subject to usual permissions and new owners wishes.

Basement

13'1" x 11'1" (4.0m x 3.4m)

Useful room with limited head height, power

and light, natural light from window to front of property, currently used as storage but potential for office/play room subject to new owners wishes.

Landing

11'11" x 4'11" (3.65m x 1.5m)

Good size spacious landing with neutral carpet and decor, giving access to two double bedrooms, bathroom, and loft (with pull-down wooden stairs and light) and potential to create further accommodation as others have done in the terrace, subject to new owners wishes and usual permissions.

Bedroom One

13'1" x 11'11" (4.0m x 3.65m)

Great size double bedroom with two recently new sash windows and fitted shutters to front of property, built-in wardrobe and stylish original feature fireplace, lovely exposed floorboards and neutral decor continued.

Bedroom Two

11'11" x 8'0" (3.65m x 2.45m)

Another double bedroom with exposed floorboards and neutral decor, original feature fireplace, recently new window to rear with fitted shutters, built-in original wardrobe.

Bathroom

9'0" x 7'0" (2.75m x 2.15m)

Good size stylish bathroom, with white suite consisting of bath with shower over, WC and basin, partial white wall tiles and attractive contrasting decor, chrome radiator, sash window to rear, neutral vinyl flooring. A great place to start and finish your day.

Garden

With hard standing area directly to side of property-with potential to add a conservatory as others in road have done- and space for a table and chairs or BBQ for the summer

months. A few steps lead up to the established walled lawn garden with gated access to rear, established plants and shrubs, a lovely south-facing space to enjoy throughout the year.

Outbuilding

4'5" x 3'3" (1.35m x 1.0m)

Boiler and plumbing for washing machine located here, potential to incorporate as part of extension to rear or perhaps downstairs WC, subject to usual permissions.

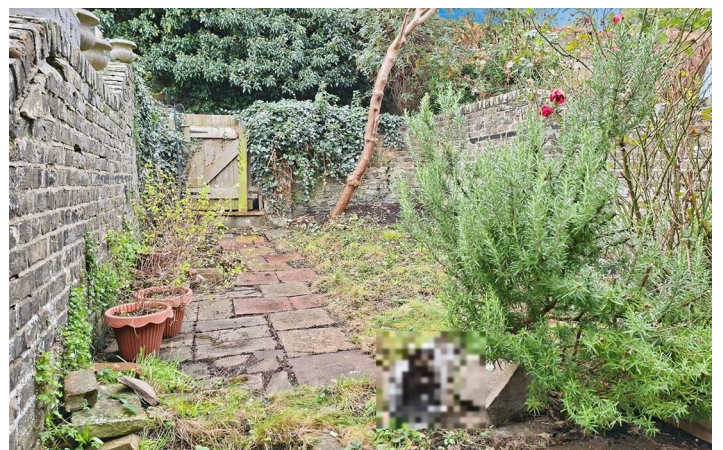
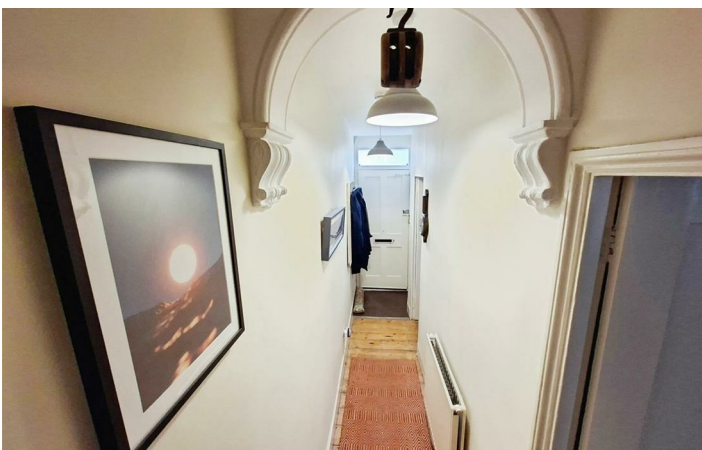
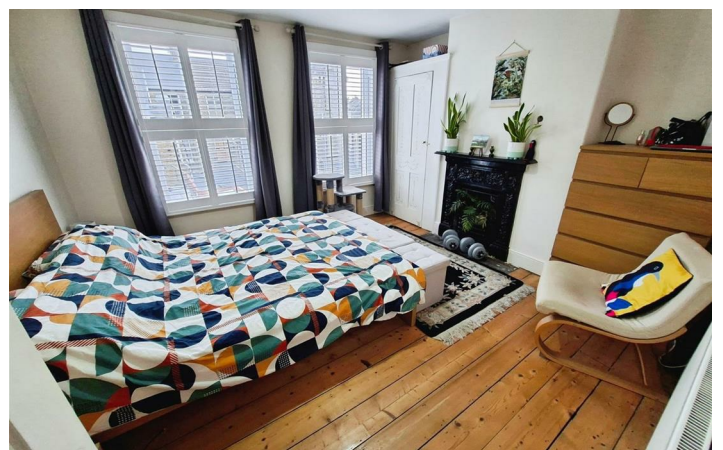
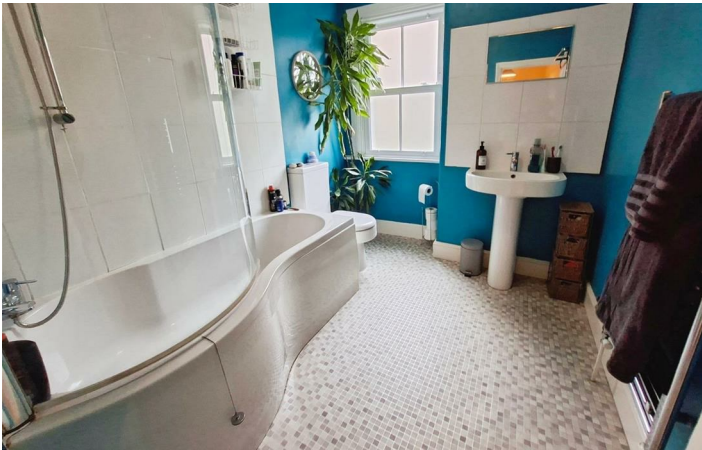
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Agents Note

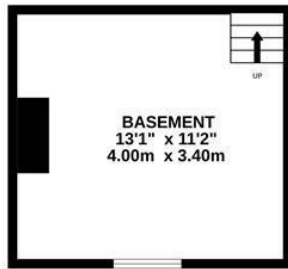
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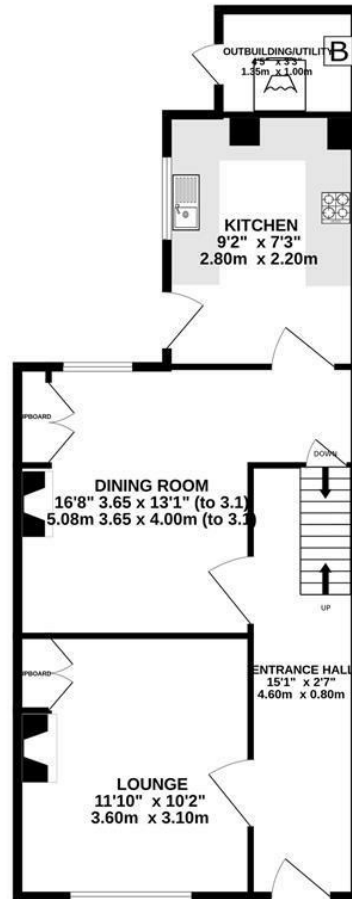




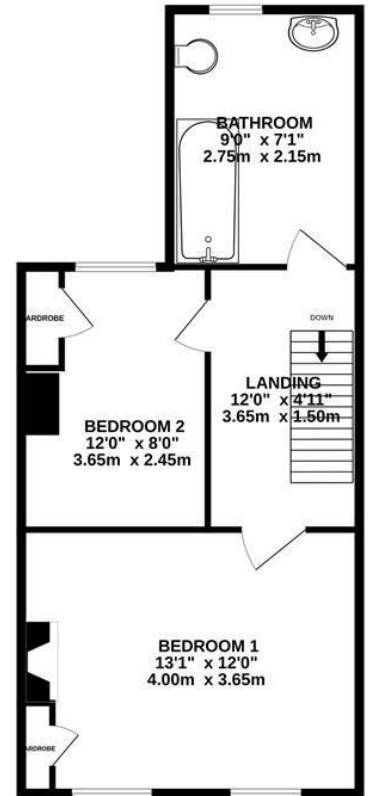
BASEMENT



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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