



Lower Rochester Road, Rochester

HUNTERS[®]
EXCLUSIVE



Lower Rochester Road, Rochester

BEAUTIFUL DETACHED FOUR BEDROOM DESIGNER HOME IN A PICTURESQUE AND ACCESSIBLE LOCATION. HUGE KITCHEN/DINING/RECEPTION ROOM, FANTASTICALLY APPOINTED THROUGHOUT.

Built to exacting standards and a high specification, Ridge Cottage is set over 3 floors of generous, spacious and extremely well thought through accommodation.

The designer kitchen is fitted with integrated appliances, under-floor heating and also features a large breakfast bar. Just in itself, the huge kitchen/dining room affords space for a large tables, sofas and other furnishings, yet the house boasts a further two reception rooms and a utility room. A particular feature of the kitchen/dining room are the bi-fold doors opening onto a decked terrace as the inside living flows outdoors.

From the grand entrance hall rises a beautifully crafted oak staircase making a wonderful light and airy space where the four bedrooms are staggered over two floors. Two bedrooms are complemented by ensuite shower rooms with a further large family bathroom complete with freestanding bath and walk in shower.





KITCHEN / RECEPTION / DINING ROOM

10.41m (34' 2") x 9.5m (31' 2")

Fantastically appointed Kitchen/Reception/Dining Room with bi-fold doors from the Dining area opening out onto a decked terrace overlooking the garden, bringing the outdoors into this beautiful space. The kitchen is designer fitted with an island breakfast bar from the kitchen a doorway leads into a further Utility room. The reception area is very spacious and can accommodate multiple sofas and other furnishings. Finally the entire room benefits from Under-Floor Heating thermostatically operated and independent of the central heating system.

UTILITY ROOM

3.58m (11' 9") x 2.11m (6' 11")

Utility room with plumbing for washing machine and space for tumble drier, sink/drainage, range of cupboards and work surfaces, doors to Kitchen and Garage.

CLOAKROOM

Cloakroom leading from the open plan reception area with door through to downstairs loo, W.C., sink and extractor fan.



RECEPTION ROOM 2

4.93m (16' 2") x 3.61m (11' 10")

Large reception room, wooden flooring, large window overlooking the driveway, radiator.

RECEPTION ROOM 3

3.99m (13' 1") x 3.58m (11' 9")

Large reception room, potential to be used as a formal Dining Room or Family Room, wooden flooring, window overlooking the driveway, radiator.



MASTER BEDROOM

6.17m (20' 3") x 4.39m (14' 5")

Master bedroom complete with Dressing Room and Ensuite Shower Room. Dual aspect windows to side and overlooking the Garden, wooden floors, radiator.

ENSUITE SHOWER ROOM

Ensuite Shower room with walk-in shower finished with granite tiling, white suite, fitted cupboard, illuminated bathroom mirror, heated towel radiator.

BEDROOM 2

4.67m (15' 4") x 3.61m (11' 10")

Large double bedroom and Ensuite Shower Room and built in wardrobe, carpeted, window to the front, radiator.

ENSUITE SHOWER ROOM

Ensuite Shower room with walk-in shower finished with granite tiling, white suite, fitted cupboard, heated towel radiator.



FAMILY BATHROOM

Beautiful designer bathroom, elegantly fitted out, walk-in wet room shower, free-standing bath, designer fitted unit, illuminated bathroom mirror, heated towel radiator, stone flooring and granite detail tiling, occluded window to side.

BEDROOM 3

5.05m (16' 7") x 3.61m (11' 10")

Large double bedroom, carpeted, window to the front, radiator.

BEDROOM 4

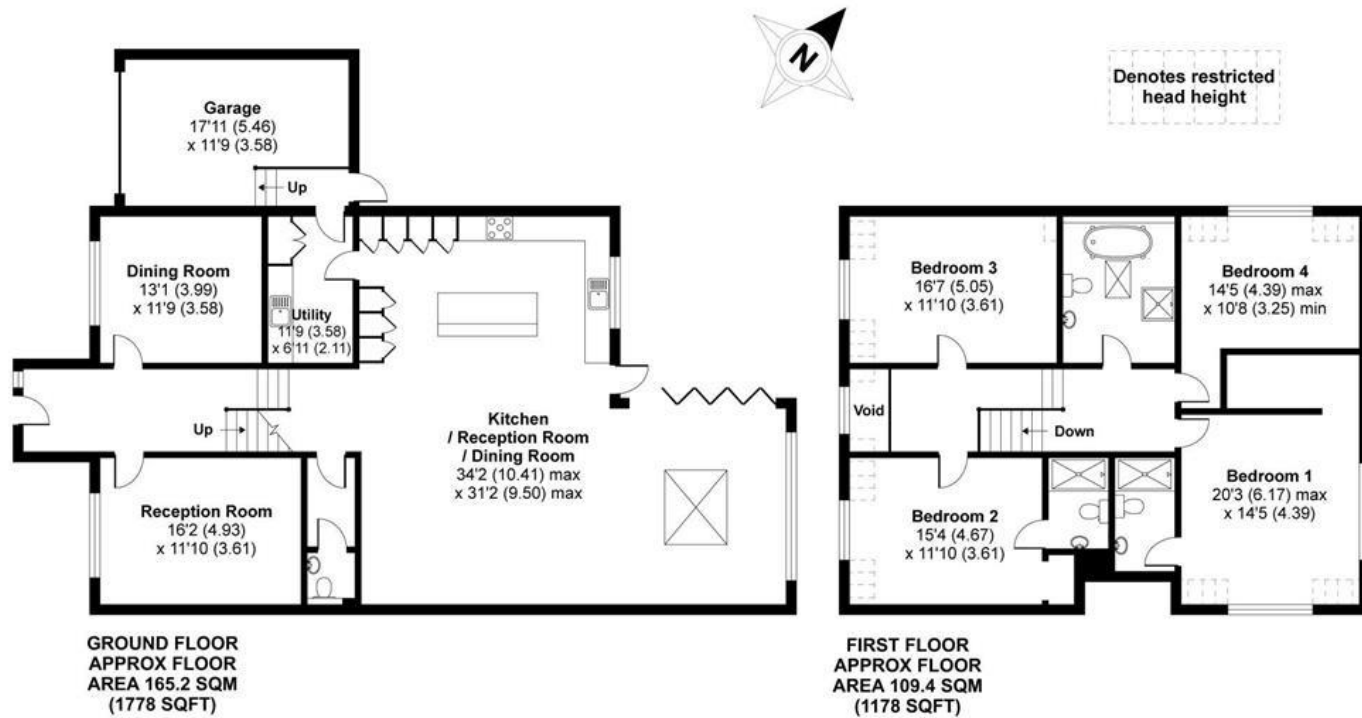
4.39m (14' 5") x 3.25m (10' 8")

Large double bedroom, carpeted, window to the side, radiator, access to boarded loft space.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances
- All measurements are approximate.

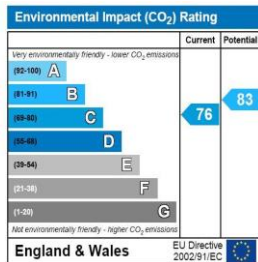
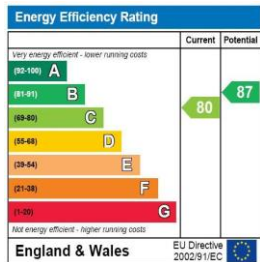
Lower Rochester Road, Rochester, ME3 8EW



APPROX. GROSS INTERNAL FLOOR AREA 2956 SQ FT 274.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & VOID)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Hunters REF : 234800



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01634 565310 | Website: www.hunters-exclusive.co.uk

A Hunters Franchise owned and operated under licence by Gibbons Limited Registered No: 10335496 VAT Reg. No 249609571
Registered Office: Aymers, Lynsted, Kent, ME9 0RH

HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE
EXCLUSIVE HOMES | EXCEPTIONAL SERVICE