



Boley Hill House
Boley Hill | Rochester | Kent | ME1 | ITE

FINE & COUNTRY

BOLEY HILL HOUSE

With stunning views across the neighbouring castle and cathedral, Boley Hill House is an imposing Grade II Listed family home that occupies an enviable location within the historic town of Rochester.



Bailey Hill
House
&
Lodge





Situated within Historic Rochester and within a stone's throw of its characterful high street to take in its cafe culture, bars and highly popular restaurants, entertainment is always just a short distance away. Artisan boutiques and unique independent shops make it popular to those looking for something different. Rochester Cathedral, the second oldest in England having been founded in 604AD, has been a place of worship for over 1400 years. The 12th century Norman castle is one of the best preserved in England and France and sits proudly over the river Medway and its marina, great for Sunday walks. The castle grounds regularly becomes a place of entertainment offering concerts and open air cinema, something that comes highly recommended. One of the highlights is a proms style concert finished off with fireworks. Rochester is well known to have been the residence of Charles Dickens and the setting and influence to many of his characters and stories. For those looking for shopping, cinema, restaurants and bars all under one roof, Bluewater shopping centre is just 20 minutes distant.

Well regarded and popular independent schools are within easy reach including Kings School, Gads Hill and Cobham Hall.

Ideally located for the commuter, Rochester has a mainline train station that has recently been updated offering a fast service to London in as little as 20 minutes to Stratford international and direct trains to Victoria, Charing Cross, St Pancras and London Bridge. For those travelling by car easy access to the motorway network via the M2/A2 and M20 with direct links onto the M25. The whole Kent and Sussex coast is yours to explore within easy travelling distance. For those looking for more international travel, Ebbsfleet and Ashford international train stations are within 30 minutes travel and easy airport choices include Stanstead, Gatwick and London City.





Fine & Country are delighted to present a very rare and unique opportunity to acquire the magnificent, Grade II Listed residence, Boley Hill House. Thought to date back to the early 19th century this substantial, highly desirable family mansion commands a privileged and enviable position in between Rochester Castle and the Cathedral.

A sense of history is experienced from the moment of passing through the wrought iron entrance gates. A carriage driveway sweeps through mature gardens and arrives at the foot of a grand set of stone stairs. At the top of the stairs, and adorned with Georgian entrance pillars, the property sits proudly in an elevated position, overlooking its own grounds, Rochester Castle and beyond.

Currently configured as a seven bedroom residence this superb home retains enormous character. Upon entry a grand entrance hall welcomes you. As you make your way through the property you will note sash windows with shutters and a number of open fire places. But perhaps two of the more charming features come in the form of the original and working servants bell board in the kitchen, and an exquisite, fitted seating area with an ornately carved domed ceiling, and mirrored wall in the drawing room. The dining room is served by a well appointed kitchen. An ample sized library in turn is served by a sun room which overlooks the internal courtyard. Also on the ground floor, a snug/tv room, conservatory, ground floor cloakroom and finally a substantial sixty seven foot long hall, originally designed for amateur dramatics and roller skating. It provides a versatile space, ideal for all manner of functions.

With increasingly impressive views from the first floor, there is a master-suite with dressing and a shower room. A second bedroom with an en-suite W.C. and five further bedrooms complimented by a family bathroom complete the first floor.

The lower ground floor with its original stone floor affords a great deal of flexibility. Currently there is a sizeable office, utility room, two wine stores, two storage rooms, boiler room and a larder. An underground passageway leading from the lower ground floor provides access to the street at the rear of the property, where additional parking and a large triple garage is located.









Seller Insight

“We believe the house dates back to the early 19th Century, but it was purchased by my parents in 1961,” says Dalia. “They fell in love with it not only because of the superb location, but also because of the sheer scale and grandeur of the house; they wanted a big family home, with lots of room for us children, and they were also keen to have space for our grandparents when they reached retirement. The property as a whole ticked all boxes... and a few more.”

“The house is a very imposing building, but it has such a warm and inviting atmosphere that it never felt overwhelming or austere; it was a lovely home to grow up in. All of the rooms are generously proportioned and it retains a wealth of the most gorgeous original features. Over the years my parents made a few changes here and there, but the house as a whole is largely as it was when it was originally built; it hasn't been messed about with or hugely modernised, it's still the very elegant family home it was intended to be.”

“One of the most unique features of the property has to be the huge hall that we think was added around one-hundred-and-forty years ago,” continues Dalia. “It's beautifully constructed and features a solid oak floor and a stage. It was an amazing space for us children as we were growing up; we learnt to ride our bikes in there, it housed our table-tennis table and it was also a terrific venue for parties, I even had my wedding reception in there.”

“The garden is another really lovely feature of the house and was such a magical place when I was young with so many different areas to enjoy,” continues Dalia. “There's a huge patio terrace, lawns that are surrounded by mature borders of shrubs and trees, and there's also a roof garden above the bungalow that takes in the most magnificent views of both the castle and cathedral. It's all completely enclosed so there's a wonderful feeling of privacy, in fact when you are out in any part of the garden it's often hard to believe that you are in the centre of a thriving town.”

“My favourite room would probably be the drawing room or 'the big lounge' as we've always called it,” says Dalia. “It features a really ornate recessed seating area as well as huge mirrors that have beautifully carved surrounds. It's just such an elegant room.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





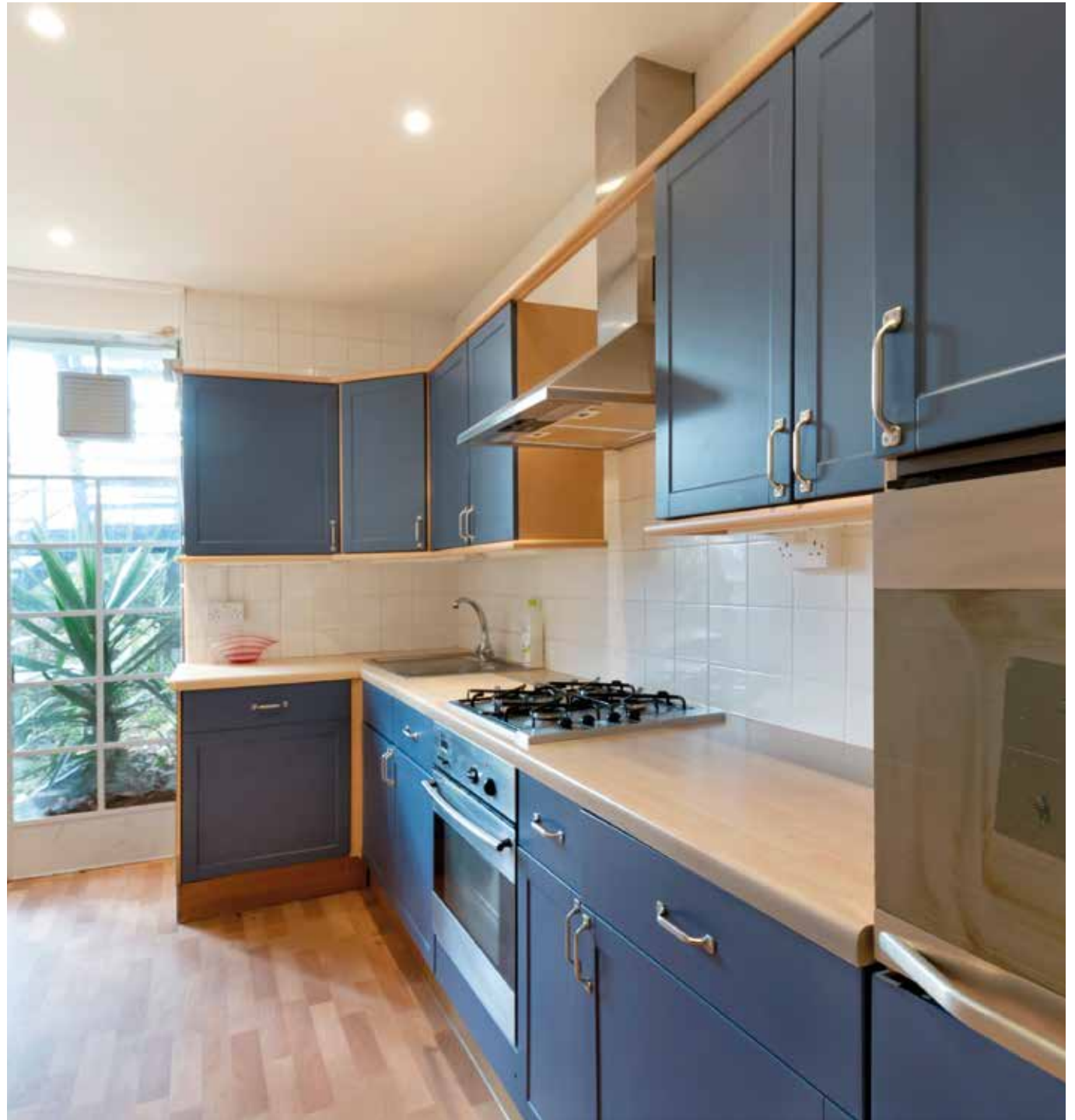


“The Lodge is a self-contained bungalow that my parents had built in the mid 1960s,” says Dalia. “It has an extremely generous amount of accommodation and its own garden, so it meant that our grandparents could be close by without being squashed into a tiny little annexe.”



ANNEXE

Boley Hill Lodge offers additional accommodation in the form of a self contained one bedroom annexe, positioned to the east side of the principle residence. It provides a light and spacious living arrangement which has served as ancillary accommodation and as a rental property in past years. A large open plan living/ dining room, served by a well equipped kitchen with French doors leading onto the garden, a good sized double bedroom and bathroom. Boley Hill Lodge further enhances the desirability of this wonderful home.





“ In my mind the location really couldn't be better,” says Dalia. “Within the house and garden you feel so far removed from the hustle and bustle of things, and yet you step out of the gate and everything you might want or need is there. And the views across both the castle and cathedral are absolutely breathtaking.”







Registered in England and Wales. Company Reg No. 06959315

Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent, ME14 1BS.

copyright © 2017 Fine & Country Ltd.

Boley Hill House - EPC Exempt - Grade II Listed

Boley Hill Lodge - EPC Rating: D



TOTAL APPROX. FLOOR AREA 8688 SQ.FT. (807.19 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Zome Media ©2017



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (0)1732 222272
westmall@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

