



12 Priestfields
Rochester | Kent | ME1 3AG

FINE & COUNTRY

Seller Insight

“Number 12 Priestfields is a large and beautifully appointed family home that enjoys a superb location on one of Rochester’s most sought after roads. “It was the wonderful sense of light and space that drew me to this house. “The garden is south facing and we’re surrounded by beautiful mature trees, so you get this lovely dappled light flooding into the house no matter what the time of year. It’s also incredibly peaceful here, despite the fact that we’re only a matter of minutes from the town centre, says Caroline”

“The other feature that attracted both my husband and I was the really super layout. All of the rooms are generously proportioned – even the reception hall, which is big and square and actually reminds me of something you might see in an American movie – and there’s a really nice connection between each of the main living areas. The double-aspect lounge flows through an archway into the dining room and there’s a huge hatch connecting it to the kitchen. Throughout the whole house there’s a very open feel, which allows us to all be together but not feel on top of one another. I love it.”

“Both the swimming pool and the living room have doors that open straight out onto the patio, so there’s a lovely connection between inside and out,” continues Caroline. “Beyond the patio is a really good size lawn, so plenty of space for children to let off steam, and it’s surrounded by a mature border which provides a good degree of privacy. We also have a gate that enables us to have direct access to the playing fields at the back, so we’ve always considered them a wonderful extension of our garden.”

“I’d say that the lounge is probably my favourite part of the house, it has French doors that lead out onto the patio and a huge window that overlooks the front of the property, so again it’s wonderfully light and bright, and it also has a big marble fireplace, which is a gorgeous focal point.”

“There’s so much going on in Rochester for all ages, it really is a thriving place and it has an array of lovely shops, bars and restaurants. We’re close enough to be able to walk into town, but just the right distance from the hustle and bustle for our immediate surroundings to be very peaceful.”

“The swimming pool is a fantastic feature of the property, and one that the children have gained an awful lot of enjoyment from. My youngest was taught to swim by her older brother, and they always had friends popping over; we even allowed the church youth group to use it on a regular basis.”

“What will I miss? Everything. The space both inside and out, the fabulous location... I don’t think I’ll ever find a home like this again.”

* 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.





Step inside

12 Priestfields

This imposing detached family home sits impressively in an elevated position and on one of the most desirable locations in Rochester, Priestfields. Originally constructed in the 1970's the property has since been extended to include a sizeable double garage and indoor swimming pool complex. Currently configured as a five bedroomed residence the property affords a generous level of living and entertainment space both indoors and out.

Situated within Historic Rochester and within walking distance to 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 type concert finished off with fireworks. Rochester is well known to be the residence of Charles Dickens and the setting and influence to many of his characters and stories and the town embraces this with many festivals that draws attention from afar, a great tourist attraction.

Very 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 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 airport choices include Stanstead, Gatwick and London City.

ENTRANCE Wooden panelled double door opening into

ENTRANCE HALL Double glazed windows to front. Large inbuilt closet. Stairs to first floor. Amtico flooring. Radiator.

GROUND FLOOR W.C. Double glazed window to side. Low level close coupled W.C. Wall hung wash hand basin. Solid wood floor. Radiators.

LOUNGE Double glazed windows to front. Double glazed double doors to rear. Gas fire place with marble mantelpiece over. Fitted carpet. Radiators.

DINING ROOM Double glazed windows to rear. Service hatch from kitchen. Fitted carpet. Radiator.

KITCHEN Double glazed windows to rear. Door to garden. Acrylic sink with mixer taps inset into rolled top work surfaces. Local tiling. Range of cupboard and draw base units with space for dishwasher and washing machine. Rangemaster gas double oven with integrated gas hob. Service hatch to dining room. Tiled floor. Radiator.

STAIRCASE TO FIRST FLOOR Double glazed windows to front. Wooden hand rail and balustrade. Fitted carpet.

GALLERIED LANDING Access hatch to loft. Airing cupboard. Fitted carpet.

MASTER BEDROOM Double glazed window to front. Fitted wardrobes. Fitted carpet. Radiator.







EN-SUITE Walk in shower enclosure with brass shower head. Pedestal wash hand basin. Tiled walls and floor. Radiator/towel rail.

BEDROOM Double glazed window to front. Fitted carpet. Radiator.

FAMILY BATHROOM Double glazed window to side. Low level close coupled W.C. Panelled bathtub with integral shower. Pedestal wash hand basin. Tiled walls and floor. Radiator.

BEDROOM Double glazed window to rear. Fitted carpet. Radiator.

BEDROOM Double glazed window to rear. Fitted carpet. Radiator.

POOL AND FACILITIES Double glazed sliding doors to patio area. Overhead windows. Large heated pool with non slip internal flooring to pool areas. Beamed ceilings. His and her changing rooms. Shower enclosure. Marble floors. Commission mural carried out by Ken Turner.

FRONT GARDEN Laid to lawn. Borders consisting of mature shrubs and a range of specimen trees providing a good level of privacy from the road.

PATIO/ BBQ AREA Laid to paving with raised seating area. Inbuilt brick BBQ. Partially walled perimeter.

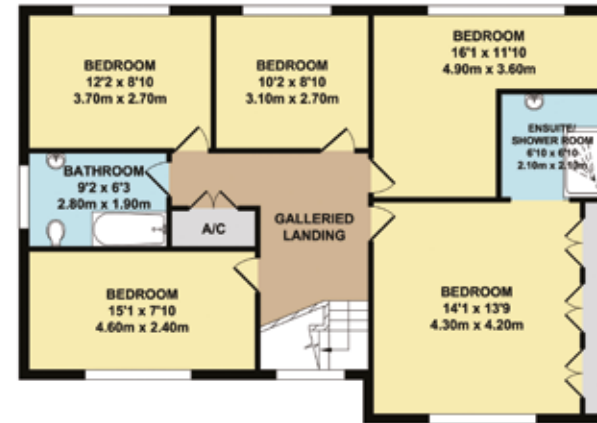
REAR GARDEN Steps leading to a sizeable lawn, enveloped in borders of mature shrubs and plants. Specimen trees. A path lined with lavender leads to an additional patio/picnic spot and shed with power and light. Direct access to Priestfields playing fields via a rear gate.

DOUBLE GARAGE & DRIVEWAY Up and over door. Access to the indoor swimming pool boiler room. Power and light. Tarmac driveway providing ample space for several vehicles.





GROUND FLOOR
APPROX. FLOOR AREA
2067 SQ. FT.
(192.07 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
952 SQ. FT.
(88.47 SQ. M)

TOTAL APPROX. FLOOR AREA 3020 SQ.FT. (280.54 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 misstatement. 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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FOUNDATION

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

