



Borstal Road, Rochester, Kent    **£1,250,000**

 YOUR MOVE





**Borstal Road, Rochester,  
Kent**

**£1,250,000**



**EPC GRADE TBC**  
For full EPC please contact the branch

## Property Description

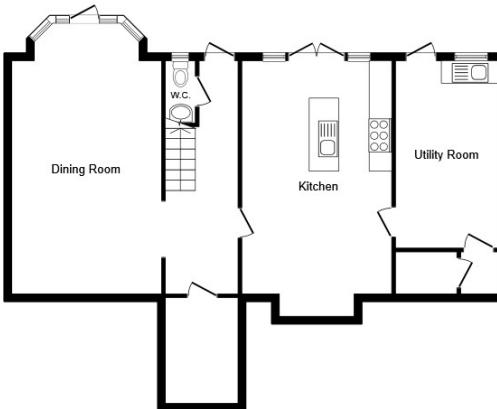
What a truly stunning home! The first thing that impresses is the size of the rooms, this is closely followed by the decorative order and the level of specification throughout. The lower ground floor offers an incredible space and includes a very well appointed kitchen breakfast room, a superb living room with French doors leading out onto the expansive patio and fabulous views, this is likely to be the floor that you spend most of your days. The first floor has the formal dining room, and a living room where you relax in the evenings soaking up the calming, panoramic views. The bedrooms and bathrooms are found over the upper two floors, most of which have stunning views over the River Medway and surrounding countryside. The garden will accommodate your parties and summer barbecues. The front offers off road parking for up to five cars and access to the garage. EPC awaited

## Our View

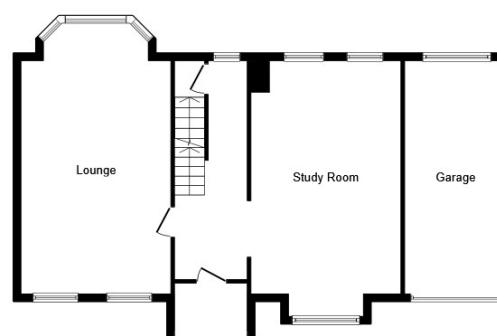
Properties of this size and caliber rarely come to the market, the current owners have spent a huge amount of time, money and effort bringing this property up to a very high specification. The off road parking and garage in this location are a major selling point. The views from the rear aspect are amazing, don't take our word for it, come and see for yourself!

## Location

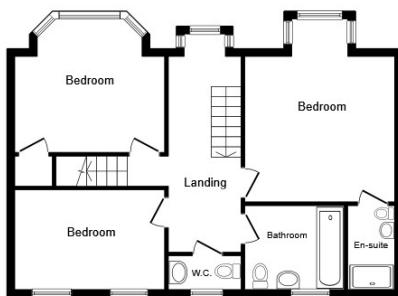
Ideally placed for access to all local amenities and within easy reach of Rochester's historic High Street and high speed rail link. The town centre is home to a variety of restaurants and bars, Rochester Cathedral and Rochester Castle are the highlights to the many historic buildings. The local schooling is held in high regard and includes;



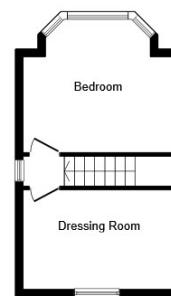
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 271.0 sq. m. (2,917 sq. ft.) approx**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by [audioagent.com](http://audioagent.com)

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Your Move is a trading name of [your-move.co.uk](http://your-move.co.uk), registered in England at Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YB (number 01864469).

\*Calls may be recorded and/or monitored for training and/or security purposes.

171 High Street, Rochester, Kent, ME1 1EH  
01634 844 205 \* [Rochester@your-move.co.uk](mailto:Rochester@your-move.co.uk)

