





NOT ONLY IS THIS THE LARGEST WATERFRONT HOME ON ST. MARY'S ISLAND WITH ACCOMMODATION APPROACHING NEARLY 2300SQ FT, IT IS ALSO THE LARGEST PLOT ON ST. MARY'S ISLAND, WITH A BEAUTIFUL WALLED GARDEN, DOUBLE GARAGE, PLUS A SOUTH FACING SUN TRAP BALCONY.

This wonderful detached home stands on the largest plot on St. Mary's Island and is located on the finest corner position alongside the waterfront, with superb family accommodation approaching nearly 2300 Sq ft with a potential 'granny annexe' to the ground floor.

The first floor accommodation is a real feature of this beautiful home, with an open plan design that measures over 27ft x 19'8 with double doors leading on to the sun trap south facing balcony offering panoramic views along the waterfront. The fully fitted kitchen is open plan to the dining area but feels separate and tucked away in the easterly corner of the house and measures approximately 11'3 x 11ft.

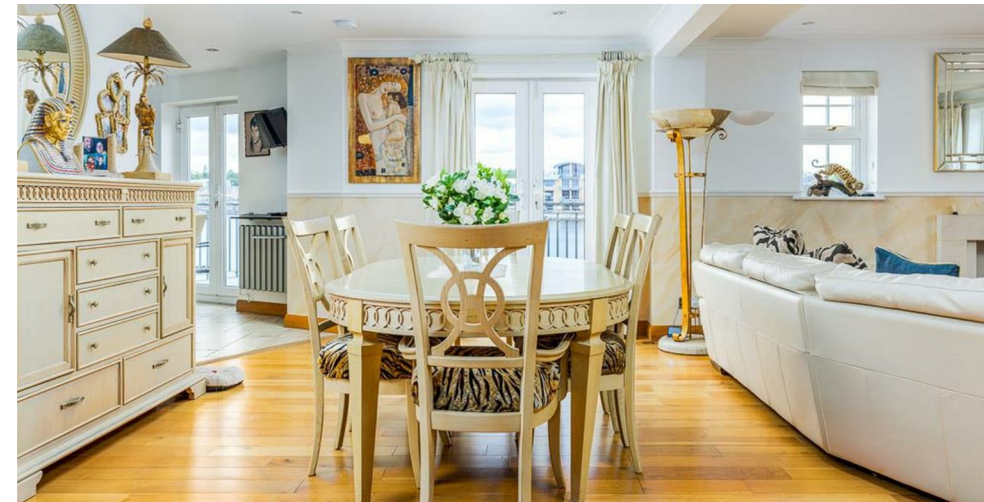
The ground floor would make an ideal 'granny annexe', as it offers a small kitchen/utility room with a shower room alongside, plus two further rooms that could be utilised as a lounge and a separate bedroom if required.

The top floor offers three double bedrooms and has been slightly modified from the original house, as it now offers a Jack and Jill access to one of the bathrooms with the house offering a family bathroom with white suite, ceramic floor tiling and fully tiled walls, wash hand basin set within a vanity unit and a heated towel rail. The en suite offers fully tiled walls and flooring, white suite, large wash hand basin set within a vanity unit, large walk in shower and two lit wall mounted mirrored units.

The total plot is the largest on St. Mary's Island as it was originally thought to place two houses on the site, so the garden is a real feature of this lovely home. The garden is completely walled on all sides, with raised flower borders and an array of shrubs and trees with the garden mostly laid to lawn, but with a large sun trap patio area to one corner of the garden.

The double garage is integral, with additional parking for two vehicles, but more could easily be created subject to consent from Chatham Maritime Trust.

A unique home in a unique location.





- The Finest Waterfront Home on St.Mary's Island
- The Largest Plot on St. Mary's Island
- Wonderful Waterfront Corner Position
- Possible Ground Floor Granny Annexe
- Lovely Open Plan 27ft x 19'8 Living Space
- Luxury Kitchen/Breakfast Room with Appliances
- Four/Five Bedrooms Plus Luxury En Suite Shower
- Large Walled Garden Plus Large South Facing Balcony
- Double Garage Plus Further Parking For 2 Vehicles
- A Unique Home in the Finest Location



THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT

Ground Floor

Approx. 72.0 sq. metres (774.6 sq. feet)



First Floor

Approx. 71.1 sq. metres (765.3 sq. feet)



Second Floor

Approx. 68.5 sq. metres (737.3 sq. feet)



Total area: approx. 211.6 sq. metres (2277.2 sq. feet)
For illustration purposes only - not to scale

