







STUNNING FIVE BEDROOM RIVERFRONT FAMILY HOME, IMMACULATEDLY PRESENTED & UPDATED AND OFFERING PANORAMIC VIEWS ACROSS THE RIVER MEDWAY AND UPNOR CASTLE. LOCATED IN A UNIQUE AND QUIET CUL DE SAC POSITION OVERLOOKING A SMALL PARK AREA.

This five bedroom waterfront home is located at the end of Westerly Way, St. Mary's Island and offers perhaps the best riverside location, being opposite Upnor Castle and with stunning panoramic views both up and down the river to the rear and with a green park space to the front. This family home offers generous accommodation arranged over three floors offering just under 1,950 sq ft of living space, with both a rear garden, which has been professionally landscaped by the present owners, featuring a large entertaining patio area, covered hot tub and a grassed area with established planting, and also a full length 31ft roof terrace on the 3rd floor, taking full advantage of those superb panoramic river views.

This 5 bedroom house is known as 'The Kingfisher' and was built on the last phase by Countryside Maritime Developers, as part of their Azure Water's Edge collection. This will be one of the first of those to come back to market and represents a very special opportunity.

The ground floor offers an open plan design, with a fully fitted luxury kitchen in light grey with contrasting work surfaces and splashbacks and integrated electric ovens, induction hob, feature extractor, dishwasher and fridge/freezer as well as a wine fridge, measuring 19'9 x 10'9, this opens through to the dining/family room to the rear of the property, which measuring 26'6 x 9'3 with breathtaking river and castle views and fitted with white shutters across two sets of double glass doors opening out to the rear garden & patio area. There is also a ground floor cloakroom with a luxury modern suite and laundry cupboard off the kitchen. The property is serviced by a Harvey soft water system and the ground floor has Amtico flooring throughout. The large integrated garage is accessible from the family room and has an electric door. Externally to the front of the garage, an electric car charger has been fitted.

On the first floor is the 22'11 x 11'4 living room with those stunning views onto the river and fitted with a media wall, TV & fireplace. Bedroom three also with views on to the river, measures 14'1 x 13'7, Bedroom four measures 11'4 x 9'3, and the family bathroom has both a bath and separate shower, bedroom five/Study measures 14'1 x 10'0.

The top floor benefits from a full length 31ft sun terrace, the master bedroom measures 14'1 x 10'5 and in addition has a walk through dressing area with mirrored wardrobes, this in turn leads through to an en suite shower room. The second bedroom at this level, measures 14'1 x 9'10.

The Kingfisher design offers one of the largest garages built by Countryside, measuring 23ft in length, with further off street parking provided for one vehicle to the front.

This property has additionally been fitted with privacy film to the windows and has decorative wall panelling to the kitchen, hallways and master bedroom. There is a loft ladder and the loft has been boarded.

This property is fully double glazed and has gas central heating.

Please note that the original developers floorplans are handed for this property.







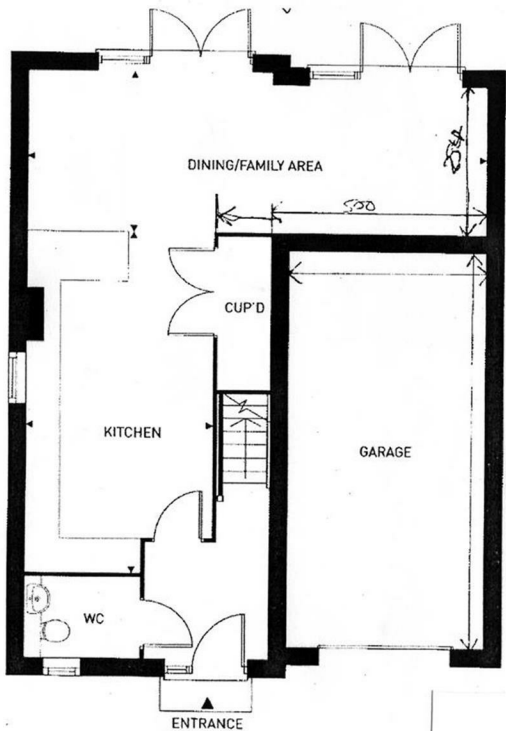
- STUNNING FIVE BEDROOM RIVERFRONT FAMILY HOME
- PANORAMIC RIVER VIEWS FROM A 31FT ROOF TERRACE
- QUIET END OF CUL DE SAC LOCATION OVERLOOKING A GREEN AREA
- IMMACULATELY PRESENTED AND UPDATED
- OPENPLAN KITCHEN/DINER/FAMILY ROOM WITH STUNNING VIEWS
- 23FT 1ST FLOOR LOUNGE WITH CUSTOM MEDIA WALL
- MASTER SUITE WITH DRESSING AREA & EN SUITE SHOWER ROOM
- LANDSCAPED REAR GARDEN WITH ENTERTAINING PATIO AREA, COVERED HOT TUB & LAWNED & PLANTED AREA
- 23FT GARAGE WITH ELECTRIC DOOR. ELECTRIC CAR CHARGING POINT
- WEST BACKING SUNTRAP GARDEN



**THE AGENT ON THE QUAYS**

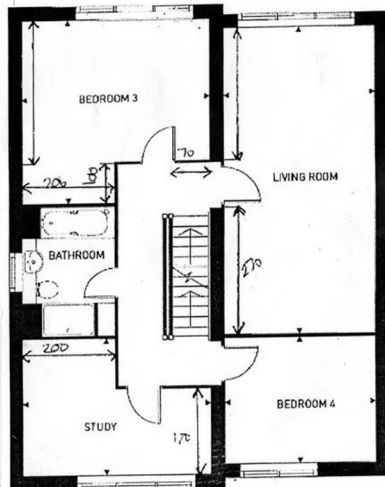
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**Kitchen**  
6.03m x 3.28m 19'9" x 10'9"

**Dining/Family Area**  
8.08m x 2.83m 26'6" x 9'3"



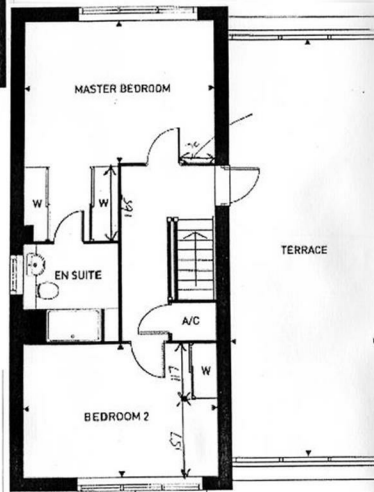
**Living Room**  
6.98m x 3.45m 22'11" x 11'4"

**Bedroom 3**  
4.28m x 4.15m 14'1" x 13'7"

**Bedroom 4**  
3.45m x 2.82m 11'4" x 9'3"

**Study**  
4.28m x 3.06m 14'1" x 10'0"

180 sq m 1,946 sq ft



**Master Bedroom**  
4.28m x 3.18m 14'1" x 10'5"

**Bedroom 2**  
4.28m x 2.99m 14'1" x 9'10"

**Terrace**  
9.53m x 3.50m 31'3" x 11'5"

