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This magnificent four-bedroom residence is perfectly positioned on the serene waterfront of the River Medway, offering unrivaled, panoramic views across the water toward the historic Upnor Castle. Spanning an impressive 1,792 sqft, this home is both a substantial and a very well-maintained family haven, showcasing an immaculate design that blends elegance with functionality.

Despite its relatively recent construction, the home has been cared for to the highest standard by its current owners, providing spacious and luxurious living accommodations across three well-appointed floors.

The ground floor hosts an exceptional kitchen/family room (measuring 18'10" x 18'5"), designed with the finest finishes and an emphasis on both style and practicality. With sweeping views of the river, this space is ideal for both everyday family living and grand-scale entertaining. A convenient cloakroom and a generous entrance hall complement the welcoming ground floor layout.

On the first floor, the open-plan design truly shines, particularly in the grand 22' x 18'10" living room. Featuring panoramic vistas of the River Medway, the room is bathed in natural light and opens to a full-width balcony—perfect for savoring the scenic beauty of the river and the surrounding area. This floor also houses the third bedroom (12'1" x 11'1") and one of the home's three luxurious bathrooms.

The top floor is dedicated to the master bedroom suite, a true sanctuary. Measuring 17'9" x 11'7", this private retreat boasts floor-to-ceiling windows offering breathtaking, uninterrupted views of the river. The suite is further enhanced by mirrored wardrobes and a lavish en suite shower room, complete with twin wash hand basins. Two additional spacious bedrooms and another elegantly designed bathroom complete this level.

The outdoor space is a standout feature of this exceptional home. The meticulously landscaped garden is a true extension of the property, thoughtfully designed with a selection of vibrant shrubs and plants that provide natural screening while allowing for uninterrupted glimpses of the river and its majestic surroundings. This tranquil outdoor haven offers an idyllic place to unwind and take in the beauty of the Medway's waterfront setting.

Additional highlights include side access, which has been cleverly transformed into an additional garden area, an integral garage, and off-street parking. A beautifully planted front garden further enhances the home's curb appeal.

This property also benefits from an outstanding location, with a wealth of amenities within walking distance, including Doctors, a School, Church, Outlet Shopping, Restaurants, a Cinema, Pub, and a host of historical interests in abundance in and around Rochester.

Properties of this caliber, especially with such prime riverside positioning, rarely come to market. This is a rare and coveted opportunity to secure a spacious, immaculately maintained family home in one of the most desirable locations on St. Mary's Island.





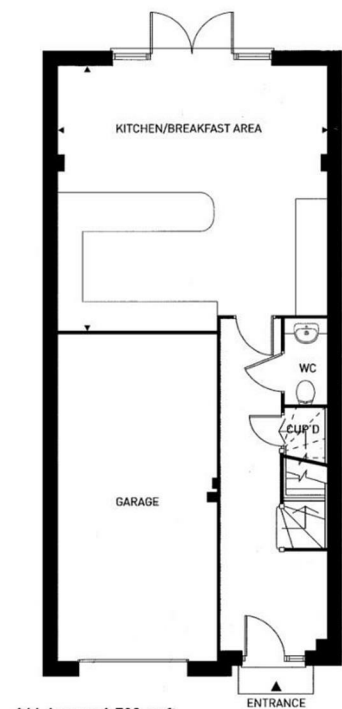
- Waterside Four Bedroom Family Townhouse
- Situated At The Recent Azure Development, St. Mary's Island
- Ist Floor Balcony With Stunning Panoramic River Medway Views
- 1792 Square Foot Of Living Space
- 18' 10 X 18'5 Open Plan Luxury Kitchen /Diner / Family Room
- 22' X 18' Ist Floor Lounge With River Views
- Master Bedroom With Luxury En Suite
- Two Bathrooms
- Stunning Professionally Planted Gardens
- Rare Opportunity



**THE AGENT ON THE QUAYS**

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**Kitchen/Breakfast Area**  
5.75m x 5.61m 18'10" x 18'5"

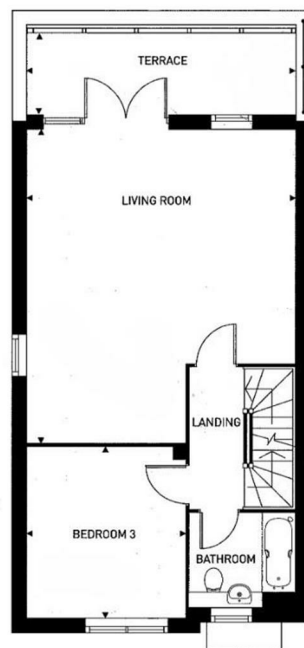


166.4 sq m 1,792 sq ft

GROUND FLOOR

No. 18

Garden and River View



FIRST FLOOR

# FIRST FLOOR

**Living Room**  
6.70m x 5.75m 22'0" x 18'10"  
**Bedroom 3**  
3.65m x 3.38m 12'1" x 11'1"  
**Terrace**  
5.75m x 1.94m 18'10" x 6'4"

No. 18

# SECOND FLOOR

**Master Bedroom**  
5.42m x 3.38m 17'9" x 11'7"  
**Bedroom 2**  
3.38m x 3.36m 11'1" x 11'0"  
**Bedroom 4**  
3.79m x 2.21m 12'5" x 7'3"



SECOND FLOOR

No. 18

## Please note

All room sizes are approximate with maximum dimensions of finished measurements. Measurements have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Please ask Sales Consultants for detailed information regarding specific properties. \*Privacy screen to terrace. 24396/June 2016.

