





## Elegant Three-Storey Luxury Home with River Views in Exclusive Upnor Development

Situated in one of the most prestigious positions at the southern end of an exclusive waterside development, this stunning three-storey home offers exceptional living in the heart of the historic village of Upnor. Surrounded by one acre of beautifully landscaped communal gardens and natural woodland with direct resident access this property enjoys enviable views of the River Medway, woodland, and beyond.

Occupying a west-backing plot, this home is ideally positioned to take full advantage of its tranquil surroundings and breathtaking scenery. The spacious layout is enhanced by architectural features such as vaulted ceilings, deep-set windows, and expansive patio doors, all of which contribute to an abundance of natural light and a seamless connection between indoor and outdoor spaces.

### Ground Floor

The entrance level features a tandem-length double garage with an electric up-and-over door, providing ample space for parking and storage. This is currently being used as a gym/ collections room showing just how versatile this space is. A convenient ground floor cloakroom completes the layout.

### First Floor

The first floor comprises three generously sized bedrooms and a well-appointed family bathroom. The principal bedroom to the front of the property benefits from a full-width balcony, offering stunning panoramic views across the River Medway. This room also includes built-in wardrobes and an en suite shower room. The additional bedrooms are equally spacious, with the rear bedroom featuring fitted wardrobes and direct access to a private area overlooking the surrounding woodland.

### Top Floor

The top floor is the true heart of the home a spectacular open-plan living space with vaulted ceilings and floor-to-ceiling patio doors opening onto a front-facing balcony, perfectly framing the river views. This expansive room offers versatility for dining, relaxing, and entertaining.

At the rear, the individually designed kitchen combines style and practicality, offering a comprehensive range of contemporary wall and base units with contrasting worktops and a large breakfast bar island. Integrated appliances complete the sleek, modern finish, ensuring the kitchen is both functional and visually impressive.

The beautifully landscaped, west-facing garden is a true suntrap and offers complete privacy, being unoverlooked by neighboring properties. With direct access to the shared woodland and gardens, this outdoor space provides a tranquil setting ideal for relaxation or entertaining.

Located on the banks of the River Medway, Upnor is a charming and sought-after village steeped in history. Its cobbled high street, historic castle, and active sailing community create a unique village atmosphere. Residents also enjoy access to local tennis and cricket clubs, riverside walks, and convenient transport links.



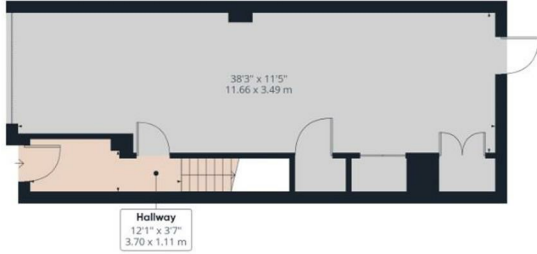


- A Standout Location and Light-Filled Interior
- Private Garden and Woodland Outlook
- Open-Plan Living with Vaulted Ceilings
- Historic Village Setting
- High-quality fixtures and fittings
- Versatile Garage & Further off-street parking to the front
- Premium Location
- Panoramic Views

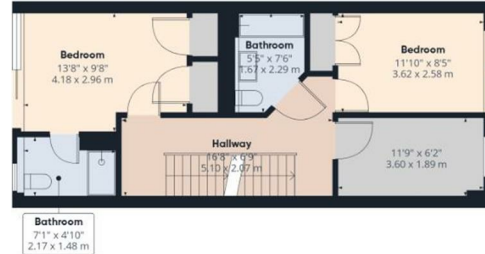


**THE AGENT ON THE QUAYS**

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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1571 ft<sup>2</sup>  
146 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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