



Castle Hill | | Rochester | ME1 1QQ

Asking price £520,000








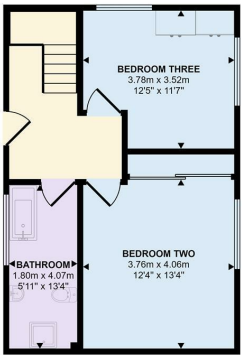
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No Onward Chain. Fabulous location, hidden behind the Moat wall opposite Rochester Castle and facing toward Rochester Cathedral, is this three double bed roomed detached cottage built in 2006. The cottage is set over three levels, with a large open plan living/dining/kitchen, extensive fitted kitchen with integrated appliances, bathroom and shower room with utility area. The entrance gate in the Moat wall leads into a very private split level paved courtyard garden with steps down and path leading through to a further courtyard with pergola and access to the parking space. This is a rare opportunity to own a home in the heart of Rochester with outstanding views of the Castle and Cathedral. Only minutes from the High Street with its independent shops, cafes and restaurants. Rochester is well known for its association with Charles Dickens and hosts a variety of cultural festivals during the year, such as Sweeps, Dickensian Christmas and Castle gardens concerts. The attractive High Street is lined with a selection of period buildings dating from

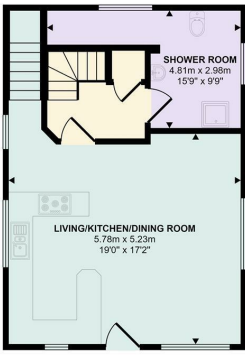
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING/KITCHEN
- SECURE GATED ALLOCATED PARKING
- UNIQUE SETTING, BEHIND MOAT WALL
- UNDER FLOOR HEATING TO TWO FLOORS
- MODERN FITTED KITCHEN, INTEGRATED APPLIANCES
- SHOWER ROOM AND BATHROOM
- VIEWS OF NORMAN CASTLE & ROCHESTER



| Energy Efficiency Rating                    |   |  |
|---|---|--|
|   | Current   | Potential  |
| Very energy efficient - lower running costs |   |  |
| (92 plus) <b>A</b>                          |  |                             |
| (81-91) <b>B</b>                            |   |  |
| (69-80) <b>C</b>                            |   |  |
| (55-68) <b>D</b>                            |   |  |
| (39-54) <b>E</b>                            |   |  |
| (21-38) <b>F</b>                            |   |  |
| (1-20) <b>G</b>                             |   |  |
| Not energy efficient - higher running costs |   |  |
| England & Wales                             |   | EU Directive<br>2002/91/EC  |



Lower Ground Floor  
Approx 48 sq m / 512 sq ft



Ground Floor  
Approx 48 sq m / 518 sq ft



First Floor  
Approx 27 sq m / 295 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

2B Crow Lane  
Rochester  
Kent  
ME1 1RF  
01634 829080

admin@machin-lane.co.uk  
<https://www.machin-lane.co.uk/>