



Crow Lane | | Rochester | ME1 1RF

Asking price £725,000



Crow Lane |
Rochester | ME1 1RF
Asking price £725,000

- Chain Free
- Walking Distance to Schools and Shops
- Gated off Street Parking
- Walking Distance to High Street
- Walking Distance to Station
- Grade 1 Listed Rochester City Wall in Garden

Living Room

12,5 x 12 (3.66m,1.52m x 3.66m)

Dining Room

13,1 x 10,2 (3.96m,0.30m x 3.05m,0.61m)

Kitchen/ Breakfast Room

15,1 x 9,5 (4.57m,0.30m x 2.74m,1.52m)

Bedroom 1

16,9 x 12,3 (4.88m,2.74m x 3.66m,0.91m)

Bedroom 2

19,10 x 9,3 (5.79m,3.05m x 2.74m,0.91m)

Bedroom 3

16,8 x 12,5 (4.88m,2.44m x 3.66m,1.52m)

Bedroom 4

13,5 x 10,4 (3.96m,1.52m x 3.05m,1.22m)

Garden

54,22 x 18,30 (16.46m,6.71m x 5.49m,9.14m)





Located on sought-after Crow Lane in the heart of Rochester's conservation area, this charming late 19th-century Victorian terraced house spans three floors plus a basement cellar. Full of character, it retains original fireplaces and sash windows, all now with modern shutters.

The home offers four double bedrooms (one currently used as a study/lounge), a large family bathroom upstairs, and at ground floor level a WC and separate shower/wet room. Gas central heating is installed throughout.

One of the property's most striking features is its rear garden, which sits against the Grade I-listed Rochester City Wall—a rare and historic backdrop that will appeal to lovers of the city's rich heritage. The secluded northwest-facing sunken garden includes mature apple and fig trees and enjoys sun from late morning into the afternoon. The upper courtyard is a true sun trap all day. A gated, resin-laid private parking area at the rear can also serve - as at present - as an additional garden space. The owners currently have pots, olive trees, camellias and seating and space for a car.

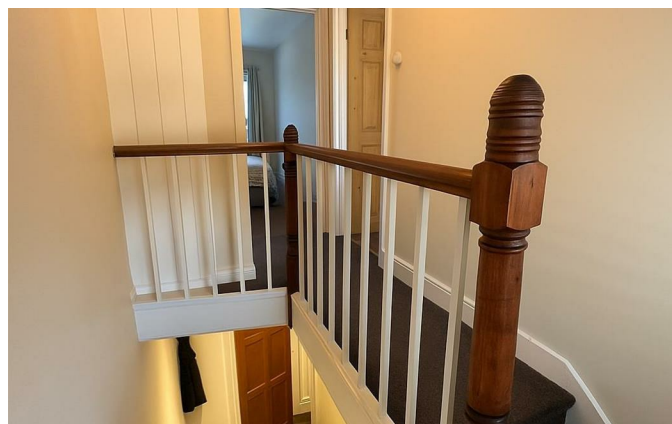
Perfectly positioned, the house is just a minute's stroll from Rochester High Street and The Vines, with the Castle, River Medway, and Rochester Station all within easy reach. Strood's retail park is also nearby.

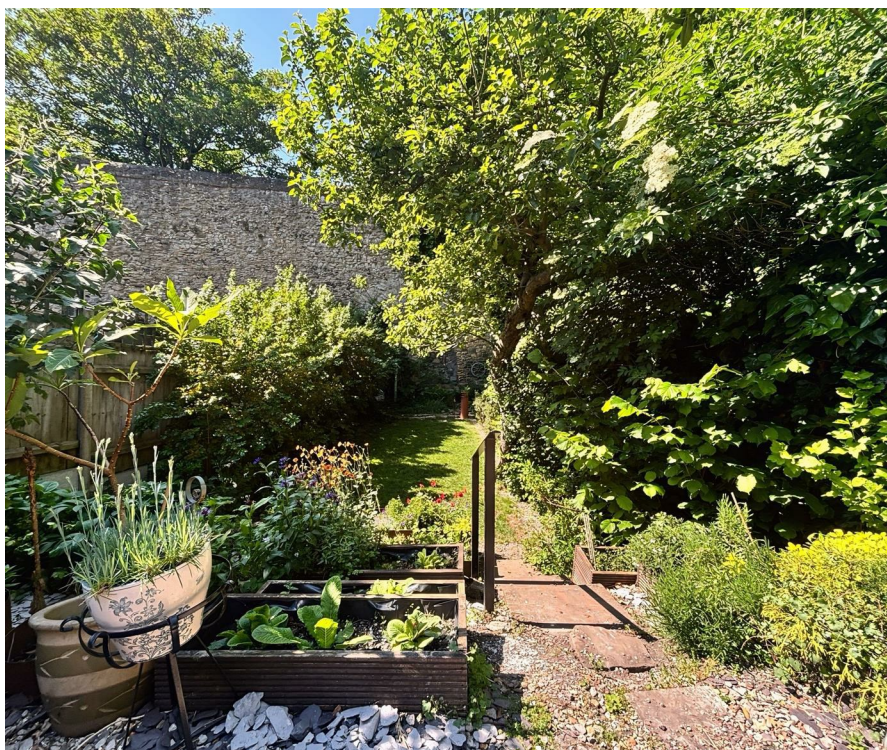
The property is accessible at street level, with near step-free entry to the hallway and courtyard.

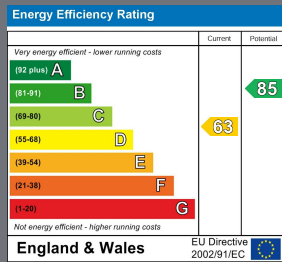
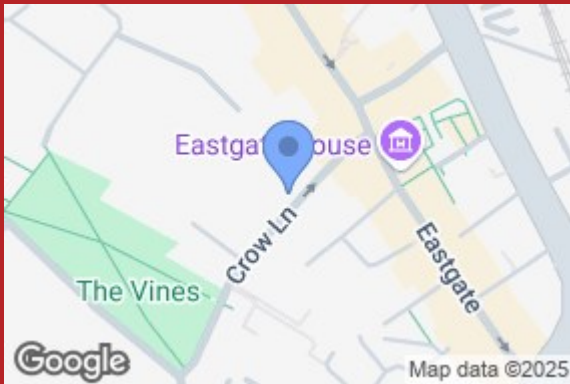
Ideal for families, professionals, or multi-generational living, the house offers generous living space as is, with potential for further extension. A previously approved two-storey rear extension plan (now expired) bodes well for future development.

A rare opportunity to own a unique slice of Rochester's history— viewing recommended.









2B Crow Lane
Rochester
Kent
ME1 1RF
01634 829080

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