



The Fort | | Rochester | ME1 2FE

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Charming 3-Bedroom Family Home in Exclusive Private Development | Garage & Parking | Walk to Historic Rochester

Tucked away in a peaceful, privately managed development built in 2013, this beautifully presented three-bedroom home offers the perfect blend of modern living and historic surroundings. Just a short walk from Rochester's High Street, Castle, Cathedral, and train station, it's ideally placed for both family life and commuting.

The welcoming entrance hall leads into a stylish kitchen and dining area, fitted with modern units and integrated appliances—perfect for everyday family meals or entertaining. At the rear, a bright and airy living room opens through patio doors to a private, low-maintenance garden with a decked area, ideal for relaxing or hosting. A side gate offers direct access to the garage and off-road parking.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, plus a contemporary family bathroom.

Set within a friendly and well-kept community, the home is surrounded by green spaces and offers easy access to an active, outdoorsy lifestyle—yet remains just minutes from Rochester's cultural landmarks and riverside charm.

Excellent local schools include King's Rochester, Rochester Grammar Schools, and St. Andrew's—making this a superb choice for families. Rochester station, just a short walk away, provides high-speed rail links to London in under 40 minutes, and the A2/M2 are within easy reach for road travel.

This is a rare opportunity to join a vibrant, historic community in a home that balances comfort, style, and location.







- Sought After Location
- Private Development
- Walking Distance to Schools
- Walking Distance to Station
- Walking Distance to High Street
- Garage
- Ensuite
- Large Rooms

#### **Hall**

A welcoming hallway featuring warm wood flooring and neutral walls, with a staircase rising to the first floor. Doors lead off to the kitchen/diner and cloakroom, while natural light filters through from a glazed door and sidelights at the rear, offering a view of the garden.

#### **Kitchen/Diner**

18' 2" x 10' 1" (5.54m x 3.07m)

This spacious kitchen/diner is fitted with modern cream cabinetry and dark countertops, housing integrated appliances including a double oven and gas hob with extractor. The room offers a tiled floor and a bright dining area with a round table, creating a perfect space for meals and entertaining.

#### **Lounge**

17' 0" x 13' 0" (5.18m x 3.96m)

A stylish and comfortable lounge with wooden flooring and soft neutral walls. Large double doors with white shutters open out to the rear garden, flooding the room with natural light. The space is complete with a large corner sofa and elegant light fittings, ideal for relaxing or socialising.

#### **W.C.**

This ground floor cloakroom is bright and fresh with tiled flooring, and includes a close-coupled WC and a small wash basin, complemented by neutral walls and a touch of decoration for a clean, practical space.

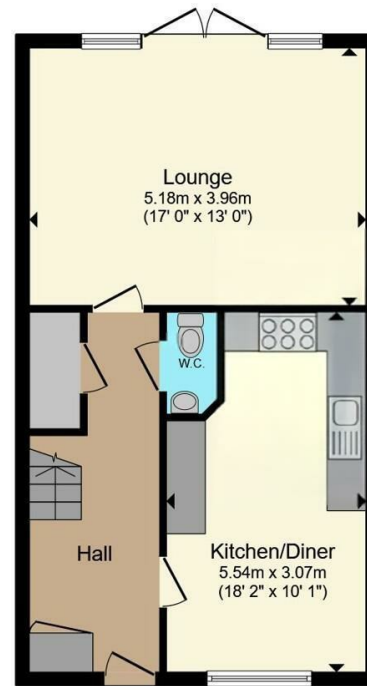
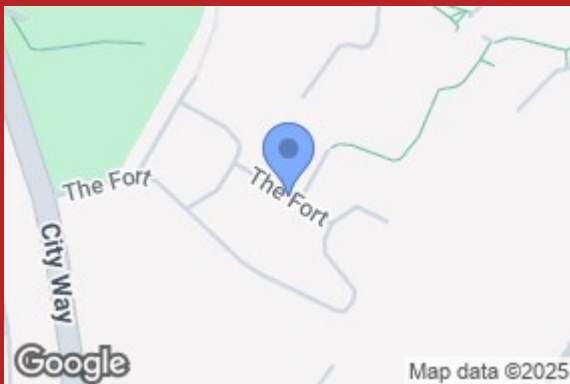
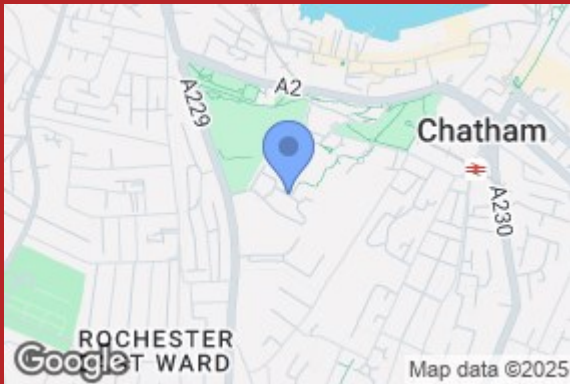
#### **Landing**

On the first floor, the landing connects all bedrooms and bathrooms, with a soft carpet underfoot and neutral walls adorned with framed artwork. Storage cupboards are tucked neatly into the landing space, adding to the practical layout of the home.

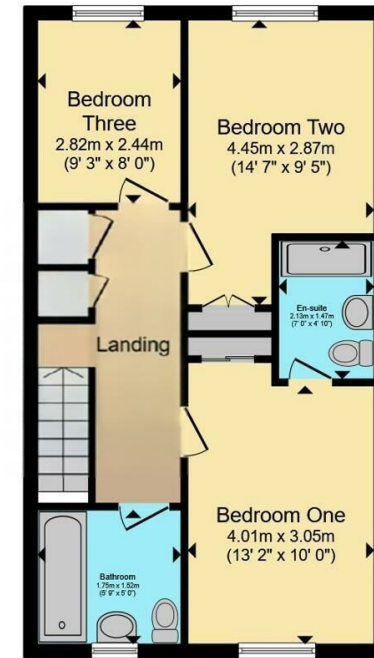
#### **Bedroom One**

13' 2" x 10' 0" (4.01m x 3.05m)

The main bedroom is a bright and airy room with a large window fitted with white plantation shutters, providing both light and privacy. It comfortably fits a double bed alongside bedside tables and a white chest of drawers, finished with soft carpet and calming neutral décor.



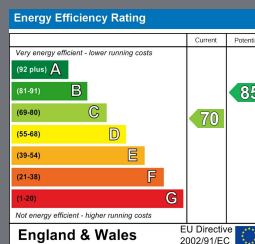
**Ground Floor**



**First Floor**

Total floor area 99.5 m<sup>2</sup> (1,071 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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