





## 8 OFFICERS TERRACE HISTORIC DOCKYARD, CHATHAM, KENT, ME4 4LJ

£1,250,000

- **Period Charm:** Dating back to 1727, part of a Terrace built for Dockyard Officers, preserving its historical character.
- **Spacious Interior:** 5000 sq. ft., 6 bedrooms, 4 reception rooms, with striking original features
- **Unique Layout:** Includes a cinema/music room, wine cellar and reception room in addition to sitting room and dining room
- **Architectural Beauty:** Stunning fireplaces, timber floors, sash windows and wood paneling
- **Potential Transformation:** 150ft walled garden ideal for buyers seeking character and the opportunity to create a magnificent outdoor space
  - **Historic Riverside Location:** Situated within the secure Historic Dockyard Chatham, offering a historic and picturesque riverside setting
  - **Cultural Attractions:** Nearby Rochester features historical sites, festivals and entertainment options
  - **Shopping and Dining:** Close proximity to a dockside outlet center and unique dining experiences in Chatham Maritime
  - **Education Excellence:** High-quality schools, including Fort Pitt Grammar School and King's School Rochester
  - **Effortless London Commute:** 40 minutes to London St Pancras from Chatham station which is a 1 mile walk away









## ABOUT THIS HOME

This impressive early Georgian Grade I Listed home, spanning 5000 square feet, commands a prominent position overlooking the former Officers Tennis Lawns, exuding the peace of its historic setting occasionally interrupted by the Dockyard clock chimes. Dating back to 1727, this Terrace of 12 properties was originally built by the Admiralty for the Dockyard's principal Officers. Recent owners have updated the property while preserving its character.

Internally, the residence is generously appointed over four floors with 6 bedrooms, 3 bath/shower rooms, and 4 reception rooms. The property retains striking evidence of its past, including stunning fireplaces, exposed timber floors, sash windows, and wood paneling.

A formal entrance leads to the lower ground floor with a reception room and cinema/music room with a wine cellar. Two staircases rise to the raised ground floor. A front sitting room offers views of the Dockyard Clock Tower, while the dining room overlooks the internal courtyard. The kitchen-breakfast room with an exposed brick floor is complemented by a separate boot room, cloakroom, and an external utility room.

A central staircase floods the house with light via a grand sash window. An internal staircase leads to a split-level first floor, offering access to a rear wing bedroom, study, and cloakroom. The other side features a principal bedroom with adjoining boutique hotel-style bathroom, another double bedroom currently arranged as a gym and a luxurious shower room. The second floor includes three more double bedrooms and a generously sized shower room.

An additional rear entrance provides access to parking and a garage. The property boasts a hidden 150-foot walled garden at the rear, ripe for transformation into a magnificent entertaining area.

Prepare to be bowled over by this unique home and we look forward to accompanying you on a tour.





## OWNERS COMMENTS

“In 1991 my wife and I started and still run our own business in the Dockyard and we used to commute each day from Blackheath in London until we were lucky enough to relocate to 8 Officers Terrace in the year 2000. Our two boys enjoyed an amazing childhood growing up here with Ships, Submarines and Steam Trains all within their own safe and secure playground. The Historic Dockyard offers a truly unique lifestyle and residents feel privileged to be part of the heritage as a flourishing 21st Century community.”







**Approx. Gross Internal Floor Area 5158 sq. ft / 479.28 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

# ABOUT THE AREA

8 Officers Terrace is situated among 12 charming early Georgian townhouses within the secure confines of the Historic Dockyard Chatham. Nestled on the picturesque banks of the River Medway, this historic enclave offers a wealth of maritime activities.

The neighbouring city of Rochester is a treasure trove of historical significance, featuring attractions like the Norman Castle and the venerable Rochester Cathedral, founded in the year 604. The city also hosts annual festivals in honour of its most illustrious resident, Charles Dickens, who spent his childhood in the Dockyard.

Around half a mile away you have the dockside outlet centre which boasts great shopping, an Odeon cinema, numerous places to eat or drink, the Chatham Maritime Marina and the Copper Rivet Distillery for gin tasting and exquisite cuisine overlooking the Medway.

Chatham town centre is a convenient stroll away, offering an assortment of shops and a diverse range of charming independent cafes. For entertainment, you can enjoy a local cinema experience or catch a performance at the Chatham Central Theatre. The Brook Theatre is a hub for new and existing talent in all areas of the arts including contemporary theatre, dance, music and entertainment. Additionally, the Strand Lido, in operation since 1896, stands as the last remaining riverside tidal saltwater pool in the country. Nature enthusiasts will appreciate Capstone Farm Country Park, a mere 15-minute drive from the residence, which boasts 114 hectares of lush greenery, including woodlands, orchards, and a serene freshwater lake.

For those seeking vibrant nightlife and unique shopping, the historic city of Rochester is under two miles away. Notable establishments like The Cheese Room, renowned for its exquisite cheese, bread, and charcuterie, and The Botanicals, serving delectable cuisine alongside a staggering collection of over 100 gin varieties, beckon you. Don Vincenzo, an Italian eatery renowned for its exceptional pizzas, is another must-visit destination in Rochester, where traditional sweet shops add a nostalgic touch to your visit.

Education options abound, with Fort Pitt Grammar School for girls and Sir Joseph Williamson's Mathematical School both receiving an Outstanding rating from Ofsted. The prestigious King's School Rochester, St. Andrew's Prep, Gads Hill, Cobham Hall, and Rochester Independent School are also located nearby. Commuting to London is a breeze, thanks to the convenience of Chatham station, just a 1 mile walk from your doorstep, providing services to London St. Pancras in 40 minutes or London Victoria in 52 minutes. Alternatively, Ebbsfleet station, is a mere 20-minute drive away, offering a swift 19-minute journey to St. Pancras.





# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

# CONTACT US

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