




10 & 10A Nashenden Lane, Rochester, Kent, ME1 3JQ
Guide Price £855,000



This rarely available and substantial detached property sits within a generous sized garden and not only offers six bedrooms within the main property but also incorporates a self contained 1 bedroom annexe.

This charming property offers character and space and is situated within a pleasant lane on the fringe of Borstal enjoying views across the Medway estuary, whilst still being well placed for access to Rochester & Wouldham which are a short drive away. Rochester centre boasts a Cathedral, a castle, high street with independent shops, bars and restaurants with the mainline station having hi-speed services to London St Pancras as well as services to London Victoria, Cannon Street and Charing Cross. Viewing of the property is highly recommended.

- Charming & Heavily Extended Detached Property
- Principal Bedroom with En Suite
- Six Well Proportioned Bedroom
- 1 Bedroom Self Contained Annexe with its Own Entrance
- Three Reception Rooms (Including The Annexe)
- Good Sized Garden
- Double Garage & Good Sized Driveway
- Views Over the Medway Estuary
- Viewing Strongly Recommended
- EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	





INTERNALLY:

Ground Floor

Reception Hall 11'10 x 7'4 (3.61m x 2.24m)

Split Level, oak flooring, stairs to first floor, stairs leading down to annexe entrance

Cloakroom/Wc

Living Room 20'1 x 12'11 (6.12m x 3.94m)

Oak Flooring. Exposed brick fireplace and chimney breast housing wood burner, double aspect windows and patio door to rear.

Dining Room 14' x 11'10 (4.27m x 3.61m)

Oak flooring, attractive feature fireplace with marble mantle piece and hearth, fitted alcove storage cupboard, patio door to rear.

Kitchen/Breakfast Room 16'3 x 13'11 (4.95m x 4.24m)

Utility Room 5'4 x 5'4 (1.63m x 1.63m)

Wall mounted boiler, selection of units incorporating sink unit and space for washing machine.

Annexe

Entrance either via side door or reception hall to main house....

Open Plan Lounge/Kitchen 17'9 x 11'4 (5.41m x 3.45m)

Conservatory 12'4 x 8' (3.76m x 2.44m)

Inner Lobby

Wall mounted boiler, space for washing machine. access to bedroom and shower room

Bedroom 13'5 x 10'4 (4.09m x 3.15m)

(Measurement excluding Wardrobe recess) A good range of fitted wardrobes.

Shower Room

First Floor

Bedroom 14'3 x 12' (4.34m x 3.66m)

Attractive ornamental fireplace, built in cupboard.

Bedroom 12'5 x 11'10 (3.78m x 3.61m)

Bedroom 12'7 x 9'10 (3.84m x 3.00m)

Window to rear enjoys views across the Medway estuary.

Bedroom 14'5 x 9'5 (4.39m x 2.87m)

Bedroom 13'5 x 8' (4.09m x 2.44m)

Built in cupboard

Bathroom

Shower Room

Second Floor

Principal Bedroom 15'5 x 12'2 (4.70m x 3.71m)

Window to side enjoying views over the Medway estuary, 2 x velux windows, 2 x built in wardrobes.

En Suite Shower

EXTERNALLY:

Driveway

5 Bar gate to entrance leading to a good sized mainly block paved drive. Side pedestrian access...

Double Garage with Attached Workshop 18'8 x 17'4 (5.69m x 5.28m)

2 x single up and over door, power and lighting window to side, pedestrian door to side, and inner pedestrian door leading to workshop

Gardens

Beautifully maintained and established gardens which is mainly laid to lawn with mature trees and shrubs. To the rear of the property is Victorian style veranda with a paved terrace which provides a lovely covered seating area for the family to enjoy,

Metal Shed 17'6 x 16'6 (5.33m x 5.03m)

Power and Lighting, and a further 3 timber sheds.

ADDITIONAL INFORMATION

Freehold

Council Tax Band F (for main house)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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