



7 Bellwood Court

St. Mary Hoo, ME3 8RT

GREENLEAF PROPERTY SERVICES are delighted to introduce this truly impressive and spacious detached family home, in a sought after semi-rural location on the outskirts of Rochester. Built in 1987, and enviably set on private gated grounds of just over three quarters of an acre, this imposing property boasts six double bedrooms, three en suites, stunning lounge and dining area, further reception room, a galleried landing, kitchen/utility room, solar panels, double garage with electric door, and off road parking for several cars. Whilst the property is beautifully presented and offers substantial versatile accommodation throughout, the opportunity is also there to update and possibly extend further, subject to the new owners wishes and usual permissions. This rarely available residence will suit those with integrated or larger families looking for space and a garden to cater for all, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consist of: Entrance porch into the impressive hallway giving access to WC, lounge into dining area, kitchen into utility, and reception room; The galleried landing gives access to the master bedroom with en suite and dressing area, five more double bedrooms with two further en suites, and family bathroom. To the front of the property there is a large block-paved car parking area for several cars, with the beautifully established and private gardens wrapping round the property to the rear and sides.

Located a short drive to all A2/M2/M20 road links to London and coast, local schools are located nearby at Hoo and Allhallows. A further comprehensive selection of highly regarded schools for all age groups can be found in Strood and Rochester, as are the stations with fast trains to London, and a selection of shopping, dining and leisure amenities. With countryside views and walks on your doorstep, this property simply has it all. We look forward to hearing from you soon.

Price Guide £1,150,000

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- STUNNING DETACHED HOUSE OF OVER 3,000 SQ.FT. IN SEMI-RURAL LOCATION
- PRIVATE AND SECLUDED GROUNDS OF JUST OVER 3/4 ACRE
- BEAUTIFULLY PRESENTED WITH POTENTIAL TO FURTHER IMPROVE
- EPC GRADE D / COUNCIL TAX BAND G / FREEHOLD PROPERTY
- SIX DOUBLE BEDROOMS / THREE EN SUITES / GALLERIED LANDING
- DOUBLE GARAGE AND OFF ROAD PARKING FOR SEVERAL CARS
- SHORT DRIVE TO SCHOOLS / ALL AMENITIES / A2/M2/M20 ROAD LINKS
- THREE RECEPTION ROOMS / UTILITY / DOWNSTAIRS WC
- GOOD SIZE ROOMS THROUGHOUT WITH POTENTIAL FOR FURTHER DEVELOPMENT (STPP)
- SHORT DRIVE TO STATIONS WITH FAST TRAINS INTO LONDON

Storm Porch

Double storm porch, block paved, with double doors into main hallway.

Entrance Hall

15'7" x 8'6" (4.75m x 2.6m)

Double front door into good size entrance hallway with laminate flooring and neutral decor with panelled wall, stylish galleried stairs up to first floor, large storage cupboard for shoes and coats, access to all rooms to ground floor.

WC/Cloakroom

7'10" x 3'3" (2.4m x 1.0m)

With white suite consisting of WC and feature basin built into modern vanity unit, black tiled flooring and neutral decor with tiled feature wall, bay window to front of house.

Lounge

29'6" x 14'5" (9.0m x 4.4m)

Double glass doors lead into this great size space for all the family with large window to front of house, impressive fireplace with log burner and attractive brick surround, two feature ceiling roses, double doors to rear with windows either side, open archway to dining room.

Dining room

14'3" x 11'7" (4.35m x 3.55m)

With window to rear overlooking gardens, neutral carpet and decor with panelled wall, feature ceiling rose, access into kitchen from here.

Reception Room

18'8" x 11'5" (5.7m x 3.5m)

Another good size room with neutral carpet and decor, feature ceiling rose, window to front of house.

Kitchen/Breakfast Room

14'1" x 11'3" (4.3m x 3.45m)

Good size kitchen with generous range of wooden wall and base units with neutral splashback tiles and black vinyl worktops, engineered oak flooring, range cooker, dishwasher, fridge-freezer, and window to rear.

Utility Room

17'6" x 5'1" (5.35m x 1.55m)

Useful room with door out to garden and another door into garage, oak flooring, worktop above washing machine and dryer, window to rear, boiler, built-in cupboard.

Landing

11'9" x 10'9" (3.6m x 3.3m)

Impressive galleried landing with neutral carpet and decor, feature panelled walls, large airing cupboard, access to all upstairs rooms.

Master Bedroom

17'4" x 17'0" (5.3m x 5.2m)

Another great size double bedroom with two windows to front of house, spacious built-in wardrobes with dressing area, further window to side, neutral carpet and decor, potential for use as self-contained accommodation.

Dressing Area

10'5" x 7'0" (3.2m x 2.15m)

Space for wardrobes and drawers.

En Suite

7'8" x 7'0" (2.35m x 2.15m)

Impressive room with white suite consisting of shower, basin/vanity, WC, large neutral floor tiles with white walls

Bedroom Two

15'8" x 12'11" (4.8m x 3.95m)

Spacious master bedroom with fitted wardrobes, window to front of house, neutral carpet and decor with feature wall.

Dressing Area

7'6" x 5'4" (2.3m x 1.65m)

With built-in wardrobes, useful additional area leading to en suite.

En Suite

8'10" x 7'4" (2.7m x 2.25m)

With white suite consisting of large shower, WC, bidet and basin built into vanity cupboard with worktop, vertical chrome radiator, window to rear, partial black marble wall tiles with contrasting grey floor tiles.

Bedroom Three

14'1" x 13'11" (4.3m x 4.25m)

Double bedroom with neutral carpet and decor, window to rear of property, useful built-in wardrobes.

En Suite

7'0" x 6'2" (2.15m x 1.9m)

Another en suite with large shower, WC and basin/vanity, vertical chrome radiator, large neutral floor tiles with neutral decor.

Bedroom Four

11'11" x 11'9" (3.65m x 3.6m)

Further double bedroom with fitted wardrobe, window to front of house, neutral carpet and decor.

Bedroom Five

11'5" x 10'5" (3.5m x 3.2m)

Double bedroom with neutral carpet and decor, window to front of property.

Bedroom Six

11'3" x 8'8" (3.45m x 2.65m)

Double bedroom with neutral carpet and decor, window to rear of property.

Family Bathroom

11'3" x 7'2" (3.45m x 2.2m)

Lovely size family bathroom with white suite consisting of bath, separate shower, WC and basin/vanity, vertical chrome radiator, neutral wall and floor tiles with decorative border tiles, window to front.

Double Garage

19'0" x 17'6" (5.8m x 5.35m)

Large double garage with electric door, power and light, currently used for storage, potential for use as further accommodation subject to usual permissions/new owners wishes.

Gardens and Grounds

Electric gates with a further pedestrian gate to side, lead into the expansive private grounds of over 3/4 acre, with a "car park"-sized block-paved off road parking area to front and side of the integral double garage, beautiful flat lawn gardens wrap around the property with established planting areas, a beautiful paved pergola area for outdoor entertaining, a further BBQ area, raised planters/vegetable area, and a patio running the full width of the property to the rear. The plot of just over three quarters of an acre has a private and secure feel with hedgerows and walls to front and side providing privacy for this stunning space for all the family.

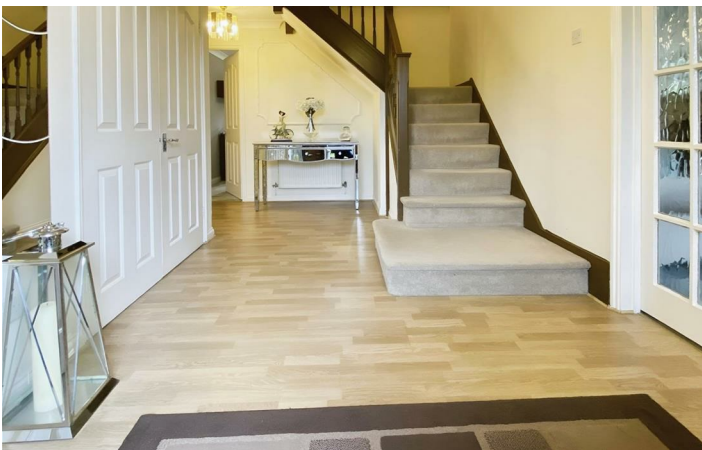
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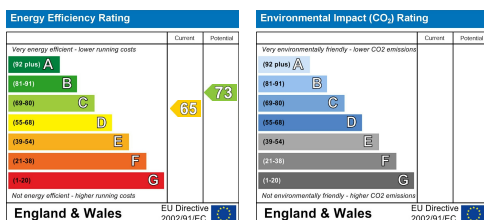


1ST FLOOR
1597 sq.ft. (148.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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