

OVER 60?

Secure this property
for up to **59% less!**



Price

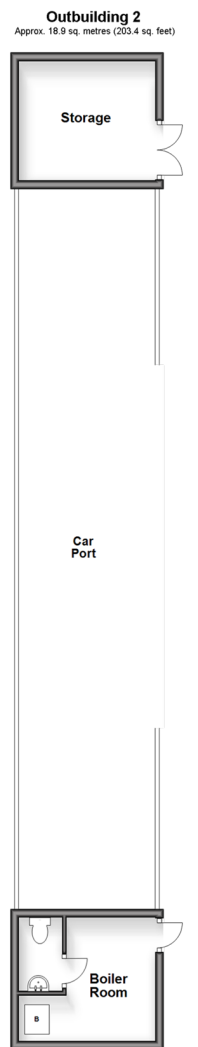
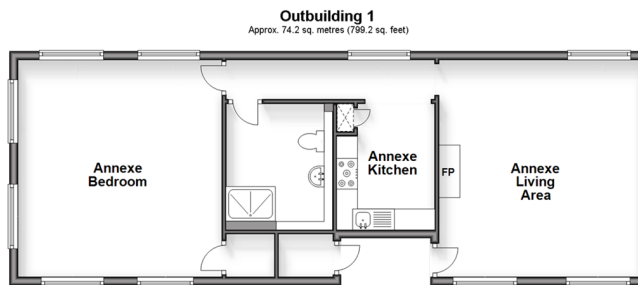
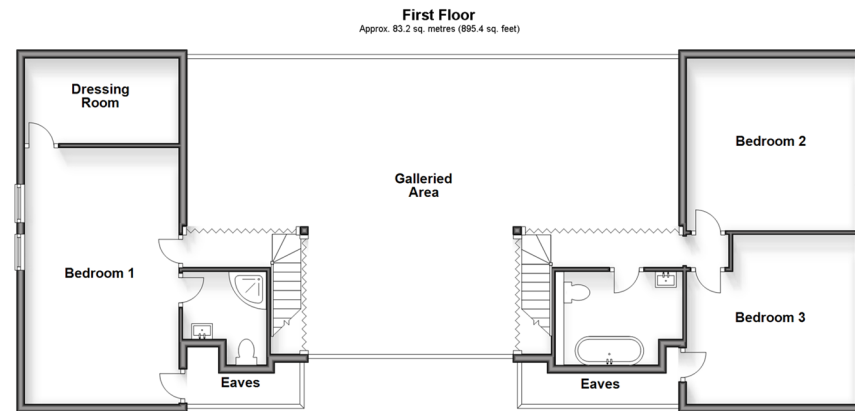
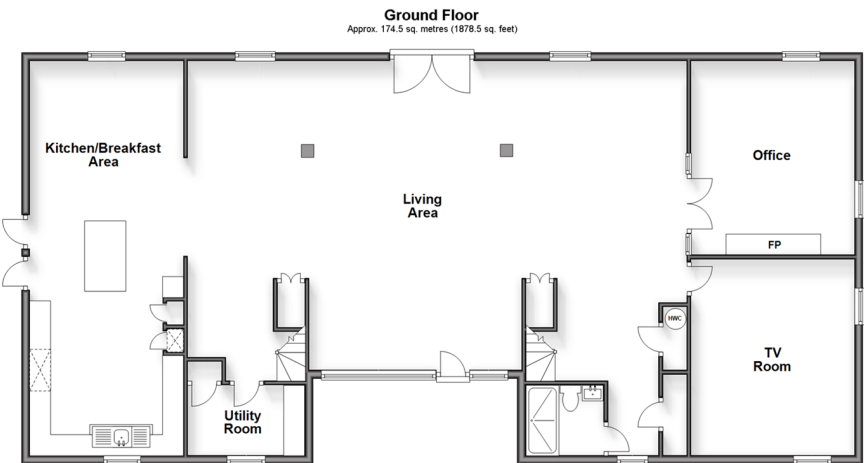
£1,250,000

Freehold

4x  4x  4x 

Church Street, higham, Rochester, Kent,
ME3

Wards
Helping you move forwards



Accommodation

GROUND FLOOR

Living Area : 37'0 x 31'5 (11.29m x 9.58m)
 Kitchen/Breakfast Area: 31'2 x 12'0 (9.51m x 3.66m)
 Utility Room : 9'7 x 4'9 (2.92m x 1.45m)
 Shower Room
 Storage Cupboards
 TV Room: 15'6 x 13'4 (4.73m x 4.07m)
 Office: 15'1 x 12'8 (4.60m x 3.86m)

FIRST FLOOR

Landing to Left Wing
 Bedroom 1: 20'6 x 12'0 (6.25m x 3.66m)
 En-suite Shower Room
 Eaves 1
 Dressing Room : 11'8 x 4'8 (3.56m x 1.42m)
 Landing to Right Wing
 Bathroom : 10'3 x 6'2 (3.13m x 1.88m)
 Eaves 2
 Bedroom 2: 14'3 x 13'2 (4.35m x 4.02m)
 Bedroom 3: 12'5 x 11'9 (3.79m x 3.58m)

OUTBUILDING 1

Annexe:
 Entrance Porch
 Annexe Living Area : 17'8 x 16'3 (5.39m x 4.96m)
 Inner Hallway
 Annex Kitchen : 9'7 x 7'6 (2.92m x 2.29m)
 Annexe Shower Room : 9'4 x 6'8 (2.85m x 2.03m)
 Annexe Bedroom : 18'0 x 16'5 (5.49m x 5.01m)

OUTBUILDING 2

Storage : 11'0 x 9'3 (3.36m x 2.82m)
 Carport : 10'7 x 9'7 (3.23m x 2.92m)
 Boiler Room with Toilet: 10'7 x 9'7 (3.23m x 2.92m)

OUTSIDE

Gated Entrance
 Circular Driveway
 Front Gardens
 Walled Side Garden



Main features

- Impressive Grade II listed family home, bursting with both charm and character
- Rural village location with a gated entrance leading to a circular driveway
- Private walled garden with barn style carport
- Self contained barn style annexe
- No chain



Nearest Schools

Primary Schools: Higham Primary 1.2 miles, Cliffe Woods Primary 1.5 miles

Secondary Schools: Gad's Hill School 2.1 miles, Abbey Court Community Special School 2.7 miles,



Transport Information

Train Stations: Higham 1.0 miles, Strood 3.4 miles,



Address

Church Street, higham, Rochester, Kent, ME3



Directions

For directions to this property please contact us.



Call Gravesend Branch 01474 352417 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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