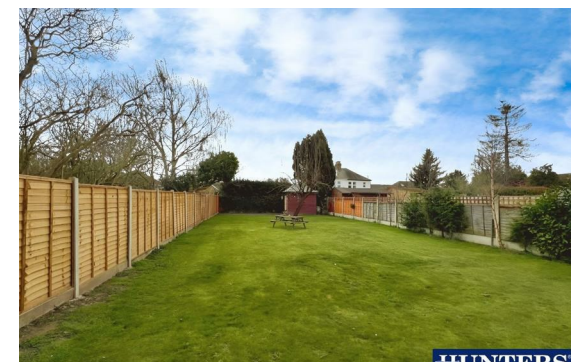




Higham Road, Wainscott, Rochester, Kent, ME3 8BE

- 5 Bed detached
- Galleried landing
- Utility room
- Parking for approx 7 cars
- 2 bed detached annex to side.
- Built 1999 by current owners.
- Ensuite
- Private access road
- Ground floor WC

Guide Price £825,000



Higham Road, Wainscott, Rochester, Kent, ME3 8BE



GUIDE £825,000 - £850,000

Nestled on Higham Road in the charming area of Wainscott, this impressive five-bedroom detached house offers a perfect blend of space, comfort, and modern living. Built in 1999 by the current owners, it has two well-appointed reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The generous layout includes two bathrooms and ground floor WC, ensuring convenience for all residents.

As you enter via the entrance porch you're welcomed into the spacious dining room which boasts an open Inglenook fireplace complete with log burner, which serves the lounge also, the generous sized lounge is perfect for a large or growing family with its solid wood flooring and doors opening onto the rear garden.

One of the standout features of this home is the expansive private driveway, with lawns and garage its accessed via electric iron gates which can accommodate approximately seven vehicles, making it perfect for families with multiple cars or for hosting gatherings. The property also boasts an ensuite to the master bedroom.



The modern, fully fitted, impressive kitchen with tiled floor, has an extensive range of wall and base units complete with fitted appliances and a central island perfect for eating at and cooking.

Behind the kitchen there's a spacious utility room, housing a range of wall and base units perfect for extra storage, also a door opening out onto the rear garden.

The first floor gallery landing is a must to see, there are four bedrooms and a family bathroom with a further fifth bedroom on the top floor.

Outside to the rear of property is a lawned area, to the side of the property there is a large south facing private garden, laid to lawn.

For those seeking extra space, the property includes a delightful two-bedroom fully contained detached annex.

This includes a kitchen diner and separate lounge. This versatile addition can serve as a guest suite, a home office, or even a rental opportunity, offering flexibility to suit your lifestyle.



With its prime location in Wainscott, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property truly represents a rare opportunity to acquire a spacious family home with additional living options in a sought-after area. Don't miss the chance to make this wonderful house your new home.

Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Services: Gas fired central heating, mains drainage and mains electricity.

Average Broadband Speed: Superfast 76mb Ultrafast 1000mb



Higham Road, Wainscott, Rochester, Kent, ME3 8BE

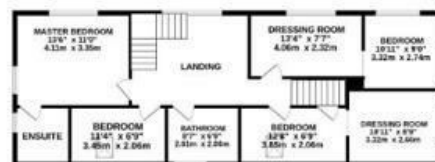


HOUSE FLOORPLAN

GROUND FLOOR



1ST FLOOR

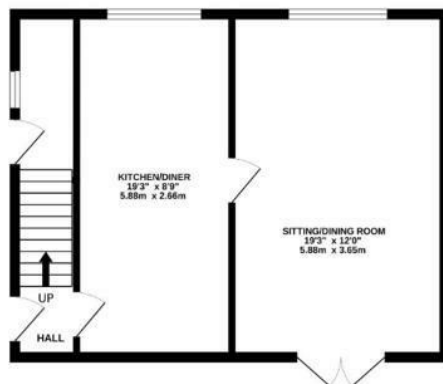


2ND FLOOR

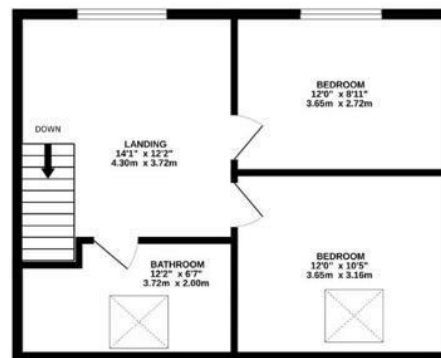


ANNEX FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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Viewings

Please contact medway@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

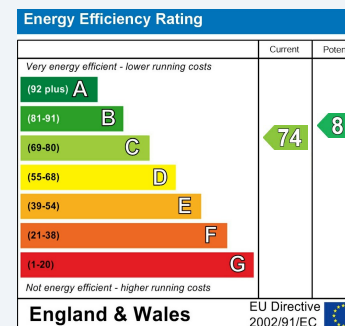
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



6 Military Road, Chatham, ME4 4JA
Tel: 01634 565310 Email: medway@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

