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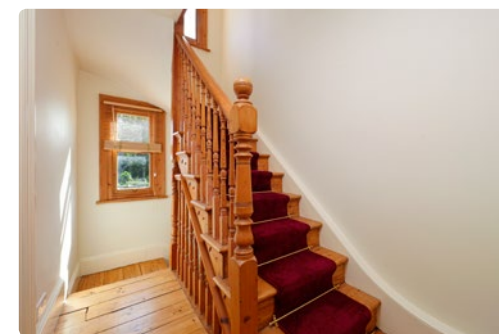
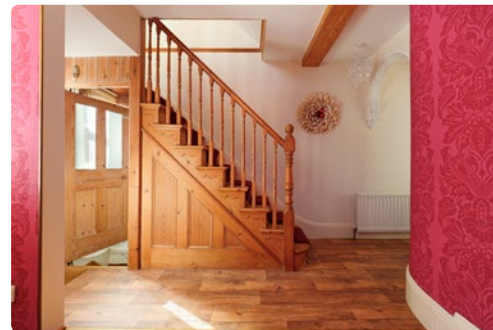
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27, St. Margarets Street, Rochester, ME1 1TU

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



27, St. Margarets Street, Rochester, ME1 1TU

- Mid Terrace Victoria Property
- Two Bedrooms & Well Appointed Bathroom
- Flourishing In Period Features
- Cellar – Ideal Work Space
- Two Elegant Receptions
- Pretty Southerly Facing Garden
- In The Heart Of Rochester
- Excellent Links To London

DESCRIPTION:

Nestled in the heart of historic Rochester, this charming two-bedroom mid-terrace Victorian home is brimming with period character and timeless appeal.

Spanning an impressive 1,400 sq. ft. across four floors, the property showcases a wealth of original features including elegant sash windows, stripped wooden floors, ornate balustrades, and beautiful fireplaces that add warmth and authenticity throughout.

Each room is thoughtfully arranged to make the most of the space and natural light, blending classic detailing with everyday comfort. The home is further enhanced by a stunning garden—an inviting outdoor retreat perfect for relaxing or entertaining.

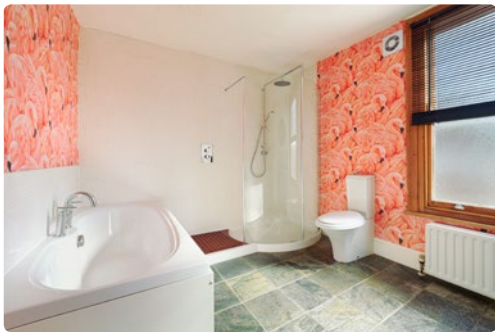
Located in a vibrant and culturally rich town, you'll be steps away from independent shops, cafes, and Rochester Castle, while benefitting from excellent high-speed rail links to

London. A rare opportunity to enjoy Victorian charm with modern convenience in one of Kent's most sought-after locations.

The ground floor offers a cosy sitting room with an elegant fireplace, and a second reception room with ample space for a dining table, flowing seamlessly into a well-appointed kitchen complete with gas hob and electric oven. A convenient cloakroom is located just off the kitchen, while the basement has been converted and benefits from heating—ideal as a study, playroom, or additional living space.

On the first floor, you'll find a spacious double bedroom and a stylish, well-appointed family bathroom, while the top floor houses a second, light-filled bedroom with a large storage area, which would make an ideal walk-in wardrobe.

The enchanting garden is a private, low-maintenance haven that enjoys a sunny aspect—perfect for relaxing or entertaining.



SITUATION:

Rochester is a historic and culturally rich town, famously associated with Charles Dickens. The town boasts a stunning Cathedral, founded in AD 604 – the second oldest in the UK – and a magnificent Norman Castle, both less than a five-minute walk from the property. Rochester is renowned for its vibrant calendar of events including the Sweeps Festival, Castle Concerts, and the Rochester Artisan Markets, as well as its magical annual Christmas Markets.

St Margaret's Street, where this property is located, was referred to by The Telegraph as part of Rochester's prestigious "Golden Triangle", and named one of the most sought-after areas to live in the town. The house itself backs directly onto King's School, offering uninterrupted views of open fields and expansive greenery – a rare experience for a property in a town setting. From the upper floors, you can enjoy spectacular views over the River Medway, adding to the unique charm of this location.

The high street, just a short walk away, is full of independent retailers, quaint cafes, and award-winning restaurants such as Café Nucleus, Fish 55, and the ever-popular Cheese Room. Satis House, famously featured in Great Expectations, is also less than five minutes away. For those who enjoy the outdoors, Vines Park and the Rochester Esplanade, where you can take in the riverside views and passing boats, are both within easy walking distance.

The Cooper Arms, a cosy and traditional pub with open fires, Kent ales, and an eclectic crowd of locals, is just a few minutes away and retains an authentic, welcoming ambiance that's increasingly hard to find.

Rochester train station is a sleek, modern facility just a 10-minute walk away, offering high-speed rail connections to London in under 40 minutes – ideal for commuters.

For shopping and leisure, Bluewater Shopping Centre is approximately a 20-minute drive, offering a wide selection of shops, restaurants, and a cinema – and is notably closer and more comprehensive than Hempstead Valley. The O2 Arena in London is also within 30 minutes' drive, making entertainment and large-scale events easily accessible.

The coast is also close by, with Whitstable just over 30 minutes away by direct train. This picturesque seaside town offers charming boutiques, seafood restaurants, a colourful harbour, and water sports – perfect for weekend escapes and evening sunsets.

The Medway towns offer a good selection of educational institutions, including King's School, Rochester – the second oldest school in the world – which directly borders the property. There is also a wide range of primary, secondary, and private schools in the surrounding area.







TOTAL FLOOR AREA: 1433 sq. ft (133 sq. m)



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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