



Admirals Cottage  
The Historic Dockyard | Chatham | Kent | ME4 4TE

FINE & COUNTRY

# Seller Insight

“Occupying a highly sought after location within Chatham’s Historic Dockyard is Admirals Cottage, a very handsome Grade II listed period home that dates back to c1830. The property was once used for housing Admirals who stayed at the dockyard while their ships were being repaired, but it is now a large and elegantly presented family home that boasts a wealth of beautiful original features. “Interestingly, my grandfather worked at the dockyard during the Second World War, so for me it’s always been a very special place, and I suppose that was part of the appeal when we came across the house seven years ago,” says the owner. “However, we were also drawn to the overall look and feel of the house, its superb sense of history, the wonderful amount of space both inside and out, and also the fact that properties within the dockyard benefit from 24-hour security, seven days a week so it’s very safe and secure.”

“The house itself is just lovely. The rooms are all really generously proportioned, with high ceilings and lovely big windows that flood the rooms with natural light, and the layout, although very traditional, works really well for busy family life. Over time we’ve made a few changes here and there, really just to make it more conducive to modern living, but it still retains every bit of its period charm.”

“The house is one of the few detached properties within the dockyard and it also benefits from having a large private garden, which has been ideal for our children,” continues the owner. “We have open lawns and a nice big terrace, which is great for alfresco entertaining. We’ve also relished having the run of the dockyard 24/7, and during the winter, when it’s closed to the public, we have the place to ourselves. It’s an amazing place to call home.”

“I’d say that the kitchen is one of the standout features of the house. It’s a large, light, bright room with an island and space for our four-seater dining table, and it flows straight into the adjacent garden room where we have a couch and chairs so as well as being a very functional space, it’s also a very sociable part of the house.”

“In terms of shops and amenities, we have everything we could possibly want or need just a stone’s throw away. In fact, it’s an easy walk from the house to the outlet centre where this the cinema and restaurants. But it’s the fact that we’re slap, bang in the middle of a museum and surrounded by history that I’ve enjoyed most. There are countless special events that we’ll have access to, and on a whim we can take the children for a wander around any one of the three museum ships... I’ve loved every minute of our time here.”

“The views from the house are absolutely magnificent. From the top floor we can see right the way across the Medway to the rooftops of Rochester, and at Christmas and New Year we can even see the firework displays in London.”

“I’ve always taken great pride in telling people that I live in a museum; it’s a fascinating place and it’s been an amazing environment in which to bring up our children,” says the owner. “I’ll miss that sense of history when we go, and also the house itself, which has been a wonderful family home.”\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

## Admirals Cottage

Georgian elegance personified this resplendent Grade II Listed residence boasts grand proportions with a heightened sense of space and light, whilst occupying an enviable position within The Historic Dockyard, idyllically situated on the River Medway.

Dating from c1830 Admirals Cottage was originally constructed by the Admiralty to provide homes and offices for the principle Officers of the Dockyard. In more recent years they have been sympathetically updated, whilst retaining enormous character and architectural integrity with quite stunning fireplaces, ornate staircase, light flooded rooms via large sash windows, atrium glazed sunroom, luxurious bath/shower rooms and beautiful timber/ tiled floors.

Internally this well appointed home affords over 3,300 sq/ft of generous and versatile living accommodation. Currently configured over three levels, the ground floor exhibits - a large double aspect drawing room. Dedicated dining room. Well equipped kitchen/ breakfast room with direct access to sun terrace. Dedicated utility room. Sunroom. Downstairs cloakroom. Access to Cellar.

The first floor hosts three double bedrooms and a luxurious shower room whilst the second floor benefits from two further double bedrooms and a beautifully presented family bathroom with a walk-in shower enclosure and free standing roll top bathtub set upon ball and claw feet.









**Garden**  
 Predominately laid to lawn interspersed with a mature range of mature specimen trees and hedging. Sun terrace off kitchen. Courtyard to rear with shed/storage.

**Parking**  
 Off road parking to the side of the home sufficient for several vehicles.

**Location**  
 The Historic Dockyard is ideally situated close to local amenities, restaurants, pubs and the cinema within Chatham Marina. The City of Rochester and Chatham Town Centre are easily accessed along with excellent schooling for all ages including independents.

Fantastic road links via M2/A2 motorways and M25 link to both Gatwick and Heathrow airports, London, Bluewater and International railway station at Ebbsfleet offering a 17 minute link to London and Europe. The commuter service is well served with main line railway services from Chatham providing fast and convenient access to Stratford, St Pancras, London Bridge and Cannon Street.

**TRANSPORT INFORMATION**

Rochester Railway Station: 1 mile  
 Chatham Railway Station: 1 mile  
 Strood Railway Station: 1.17 miles  
 Ebbsfleet International Railway Station: 9.5 miles

All distances are approximate and calculated as the crow flies.

**NEAREST SCHOOLS**

**Primary Schools:**  
 Brompton Westbrook Primary School: 0.5 miles  
 Woodlands Primary School: 1.8 miles  
 Shorne Primary School: 4.4 miles  
 Cobham Primary School: 6.5 miles  
 St Marys RC Primary School: 1.3 miles

**Secondary Schools:**

Sir Joseph Williamson's Mathematical School: 2 miles  
 St Georges CofE School: 8.3 miles  
 Gravesend Boys Grammar: 6.8 miles  
 Mayfield Girls Grammar: 7.8 miles  
 Rochester Girls Grammar: 1.9 miles  
 Fort Pitt Grammar: 1.9 miles  
 Chatham Grammar For Girls: 2.1 miles  
 Chatham Grammar For Boys: 2.7 miles

**Independent Schools:**

Kings Rochester: 1.2 miles  
 St Andrews Rochester: 1.4 miles  
 Gads Hill: 3.2 miles  
 Cobham Hall: 4.7 miles  
 Kings Canterbury: 23.5 miles

Council Tax Band G  
 EPC Rating - Exempt  
 Leasehold  
 Annual Ground Rent / Service Charge £1,425

*Asking price* £ 8 5 0 , 0 0 0



**BASEMENT**  
APPROX. FLOOR AREA  
137 SQ.FT.  
(12.74 SQ.M.)

**GROUND FLOOR**  
APPROX. FLOOR AREA  
1620 SQ.FT.  
(150.48 SQ.M.)

**FIRST FLOOR**  
APPROX. FLOOR AREA  
806 SQ.FT.  
(74.84 SQ.M.)

**SECOND FLOOR**  
APPROX. FLOOR AREA  
806 SQ.FT.  
(74.84 SQ.M.)

**TOTAL APPROX. FLOOR AREA 3368 SQ.FT. (312.90 SQ.M.)**

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. 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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