



Warren House
32 Warren Road | Blue Bell Hill | Chatham | Kent | ME5 9RD

FINE & COUNTRY

Seller Insight

“Warren House was a labour of love, a self-build project that my parents undertook after purchasing the plot. It became their cherished home for nearly 30 years, a place where our family thrived. This expansive family home was a sanctuary for all of us, and I was fortunate to live here with my own family for a time. The space it offered was invaluable as we searched for a place of our own.”

“The location was perfect for them as both were doctors; it was conveniently situated between their practices. They deeply appreciated the space and security the property provided, always having room to welcome relatives from across the globe. They particularly loved the proximity to London—a perfect balance of accessibility and seclusion.”

“Christmas was a significant time for our family, and Warren House was always the heart of our celebrations, even after we had moved out. The vast dining and sitting rooms comfortably accommodated our large gatherings of up to 20 people, making it the highlight of our year. Summers were equally delightful, with barbecues in the garden and games on the life-sized chessboard my parents created with garden tiles. We would often play from one balcony to the other, enjoying the unique charm of the home.”

“The kitchen and living space was the true heart of the house, a favourite of my parents. It was the perfect spot for socialising, cooking, and simply being together. My mother, in particular, loved the warmth and togetherness it fostered. Every aspect of the home was thoughtfully designed with family in mind, from the wider-than-usual doorways to the overall layout, reflecting a deep consideration for everyone’s needs.”

“The views over the valley are breath-taking, with uninterrupted, far-reaching vistas and stunning sunsets. The tranquillity here is unparalleled; we were often visited by wildlife, including deer on occasion. My parents found great joy in their retirement, planting and nurturing a fig tree that still stands today. Visitors were always awed by the approach to the property and the stunning views from the back. The dining room, with its beautiful outlook, was a particularly special place to enjoy meals.”

“The community here has always been exceptional, with kind and supportive neighbours who were especially helpful as my parents grew older. They cherished the peace and quiet, spending time in the garden and simply enjoying the space they had created. This house was their pride and joy, a functional family home that met everyone’s needs and reflected their personalities in every detail.”

“I will miss this place deeply—my son was born here, and we have so many cherished memories, especially of Christmas. It was a unique time in our lives, and there truly is no other place like it. I hope that another family will come to love and enjoy Warren House as much as we did. It is a home that carries the spirit of my parents, and it will always hold a special place in our hearts.”*

* 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

Fine & Country proudly presents Warren House, a truly unique residence offering unparalleled potential. Set within beautifully landscaped gardens of approximately 0.75 acres, this exceptional property boasts a total of over 7,000 square feet of versatile living space. Enjoy the perfect blend of accessible seclusion and tranquillity, with breathtaking elevated views over the valley, providing a serene retreat immersed in nature.

Warren House is a beautifully configured family home spanning two levels, with the primary aspect of the property affording over 5,000 sq/ft of living space, perfect for both family life and entertaining. The home presents with four reception rooms, a spacious kitchen/breakfast room, two utility rooms, a study, and eight bedrooms served by three en-suites, a family bathroom, and a separate shower room.

Additionally, the property features an attached utility space exceeding 2,000 sq/ft, originally designed as a luxurious underground parking facility. Although the vehicular access has been closed off, there is potential for reinstatement with some investment. This unique space, accessible from within the home, offers exceptional versatility and can be adapted for various uses, such as indoor leisure activities, a home cinema, office space, or therapy rooms. This makes it ideal for those seeking a dedicated area for fitness, hobbies, or running a small business from home.





Gardens

The property is elegantly positioned at the heart of mature gardens, surrounded by manicured lawns and a variety of mature specimen trees and shrubs, creating an attractive boundary that ensures privacy.

Garaging & Parking

A sweeping driveway, laid with fine shingle, provides ample parking for multiple vehicles. A double garage is complemented by an adjoining workshop, perfect for housing cherished vehicles and offering convenient storage.

Location

Blue Bell Hill Village boasts an elevated setting with a unique vantage point offering breathtaking views over the stunning Kentish countryside. Ideally located, the property is within easy reach of Aylesford, Rochester, and Maidstone, all within a five-mile radius, providing a variety of amenities including retail outlets, restaurants, state and private schools, and leisure facilities.

The nearby M20 and M2 motorways offer excellent connections to London and the coast.



Rochester Station, just four miles distant, offers direct trains to London Victoria and high-speed services via Ebbsfleet International, with journey times to the capital in around 20 minutes.

Warren House, with its great potential, adaptable spaces, and stunning natural setting, presents a rare opportunity for those seeking a property that can grow and evolve with them. Embrace the chance to make Warren House your own and enjoy the beauty, tranquillity, and limitless possibilities it offers.

Freehold

Council Tax Band G

EPC Rating D

For mobile phone coverage in this area please look online

Superfast Fibre Broadband & Standard Broadband available at the property, for more information please look online

The following services are connected at the property Electric / Mains Water / Mains Drainage / Cable TV or Satellite / Phone / Broadband

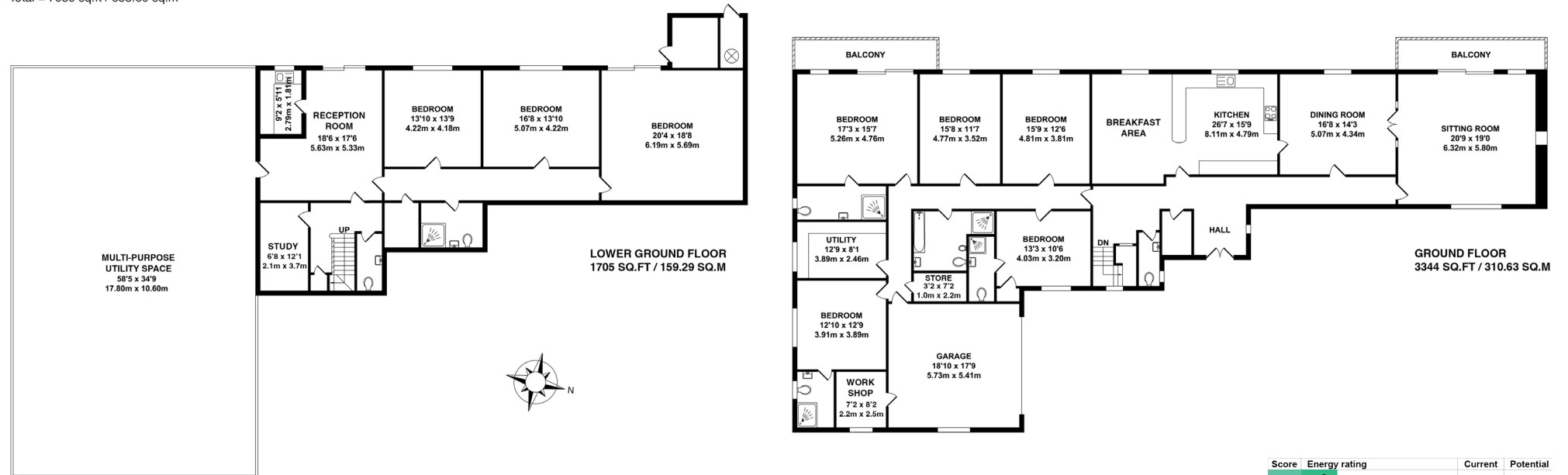


Warren Road

Gross internal area house (approx) = 5048 sq.ft / 469.92 sq.m

Multi-Purpose Utility Space = 2041 sq.ft / 188.68 sq.m

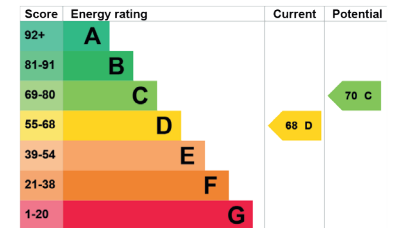
Total = 7089 sq.ft / 658.60 sq.m



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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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Guide price £1,000,000 – £1,100,000



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Fine & Country
Tel: +44 (0)1732 222272
westmall@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

