



Thorndikes
60 St. Margarets Street | Rochester | Kent | ME1 1UJ

FINE & COUNTRY

Seller Insight

“60 St. Margaret's Street, known as Thorndikes, has been our family home for 19 years. It was my husband who first came across the house and instantly fell in love with its history, charm, and elegant feel. There's a wonderful sense of light and space throughout, and its location in the heart of Rochester struck the perfect balance for us as a family.”

“The house has a fascinating past. Formerly the vicarage of St Margaret's Church, it has retained much of its character and warmth. It was the childhood home of Dame Sybil Thorndike, one of our finest-ever actresses, and we like to think her upbeat, creative, positive personality rubbed off on the house. We've made gentle updates over time - most notably to the kitchen, which is one of the hubs of the house. We've kept many of the original features intact, respecting the home's heritage while making it work for modern family life.”

“Our favourite room is the large, long drawing room at the rear of the house. It looks almost due west, and offers spectacular views and sunsets, and you can see the river below. The outlook changes with the seasons and the tides - always beautiful, always different. The hallway is also a standout feature, with its warm, welcoming feel.”

“The garden is peaceful and private. One side is enclosed by brick walls, the other bordered by the churchyard. The garden looks out over a green space - great for sledging in the snow - running down to the Esplanade. It's low maintenance, but we've enjoyed pottering over the years, and it's offered plenty of space for the children to play in and bounce on trampolines. There's real potential for someone to make it their own.”

“The home has always lent itself to entertaining. We've hosted countless children's parties, Christmas gatherings, and even concerts, and the outbuilding, the old Parish Room, has even been a rehearsal room.”

“The local community has been a huge part of our experience. It's friendly, close-knit, and welcoming - many people have lived here for years, and we're even still in touch with the previous owners of the house. The local neighbourhood hosts regular events including street parties, art events and picnics, and it's a short walk down the hill to the castle and cathedral and events like the Dickens Festival and the Sweeps Festival. There's a strong sense of belonging here. Everything is within walking distance, from the High Street to the train station - making it ideal for commuters as well as families.”

“What we'll miss most is the views over the river, the sunsets, and the memories this house holds. It's been the backdrop to our children's upbringing and a place that's truly grown with us. It has adapted to every chapter of our lives and served us brilliantly.”

“We plan to remain in the area, which is a testament to just how special being here is. And we hope that whoever moves in next enjoys it just as much as we have.”*

* 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

Thorndikes

Fine & Country proudly present Thorndikes, a landmark Georgian residence enriched by striking Victorian additions. This Grade II Listed home, extending to more than 4,700 square feet, combines architectural elegance with remarkable heritage. Elevated above the River Medway on prestigious St Margaret's Street, Thorndikes has welcomed celebrated literary guests, including Dr Samuel Johnson, and today offers its next custodians an opportunity to shape an exceptional family home of timeless stature.

Arranged across three floors, Thorndikes is alive with original features, with lofty ceilings, timber-framed sash windows with shutters, rich timber floorboards, bay windows and elegant fireplaces. A substantial four-room cellar hints at exciting development potential, while the principal living spaces are filled with light and open directly to enchanting river views. Though areas of the house would now benefit from sympathetic modernisation, its elegant bones remain untouched, providing the perfect canvas for its next custodians.

A sweeping staircase rises from the welcoming reception hall. To the front, a traditional kitchen and breakfast room features bespoke Shaker style cabinetry and integrated appliances. To the rear, a formal dining room and a palatial drawing room run the full width of the house, each with doors to the garden. A charming sitting room, complete with bay window and feature fireplace, offers a peaceful retreat, while the cellar below presents scope for a wine store, home cinema, gym or office suite.

On the first floor, five generous double bedrooms are served by a well-appointed family bathroom and a separate shower room. The second floor provides three further bedrooms and an additional bathroom, a versatile top storey awaiting a new vision.

Thorndikes is framed by two impressive coach houses, a rare architectural feature. One, attached to the main residence via an internal door, provides garaging and storage. The other, detached with a soaring vaulted ceiling, is an inspiring multi-purpose space, perfect for a studio, therapy suite or home business.





Step outside

Thorndikes

The garden is equally distinguished, featuring broad lawns bordered by mature specimen trees. The west-facing aspect captures evening light and opens to views across the River Medway, creating a tranquil setting for entertaining or simple contemplation.

Built as a new vicarage for the neighbouring St Margaret's Church, we understand Thorndikes became home to Bennet Langton, a prominent literary figure and friend of Dr Samuel Johnson. Johnson stayed here for a fortnight in July 1783, drawn to the peaceful gardens and spectacular river views.

This remarkable residence is a short walk from Rochester's cobbled High Street, with its vibrant mix of cafés, restaurants, and boutique shops. Outstanding schools, including King's School, Rochester Independent College and two grammar schools, are close at hand, while fast rail links provide swift access to London Victoria and St Pancras International. Riverside walks, a nearby marina and a rich cultural calendar complete the appeal of this exceptional location.

Thorndikes is not just a house. It is a rare piece of Rochester's history, a home of distinction, offering grandeur, versatility, and the promise of an exciting new chapter.

Freehold

Council Tax Band G

EPC Rating D

For mobile phone coverage in the area please look online

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

Property is in a conservation area

Utilities: - Electric / Gas / Mains Water / Mains Drainage / Broadband

On road parking serves the property. Resident permit parking is available £35 per vehicle which is valid for 12 months. Visitor permits can be purchased for £2.30 per day (maximum 50 a month). Free parking is available in close proximity to the property. There is 2 hours free parking within resident parking bays.

Guide price £1,100,000 – £1,200,000



St. Margarets Street, Rochester, ME1

Approximate Area = 4186 sq ft / 388.8 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

Garage = 253 sq ft / 23.5 sq m

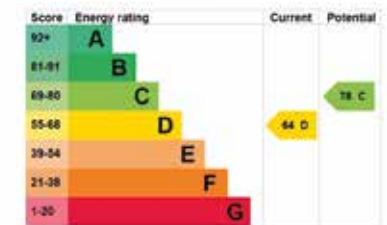
Outbuilding = 236 sq ft / 21.9 sq m

Total = 4766 sq ft / 442.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1333078



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

