



White Friars
Boley Hill | Rochester | Kent | ME1 1TE

Step inside

White Friars

Fine & Country have the distinct pleasure to introduce White Friars, a resplendent example of Georgian architecture. This Grade II Listed Regency Townhouse occupies a private and elevated position on prestigious Boley Hill, offering nearly 5,000 sq ft of elegantly refined interiors, with uninterrupted views over the River Medway, Rochester Castle, and the magnificent Cathedral, a timeless and awe-inspiring setting for daily life.

Built between 1790 and 1806, White Friars is a home of rare architectural distinction. All principal rooms command captivating vistas over the river, creating a wonderful interplay of light and landscape throughout the house. At its heart, this is a warm and inviting family home, one that lends itself equally to grand entertaining or more relaxed, informal living, with a wealth of intimate spaces for peaceful contemplation.

From the moment you enter, the soaring vaulted ceiling of the hallway sets the tone for what lies beyond. The Smallbone kitchen is crafted in walnut with granite worktops, Miele appliances and a Wolf induction hob, a perfect blend of luxury and practicality. Beyond, the formal dining room features a striking Regency bow window, an architectural focal point that captures both the style and grace of the period. After dinner, guests may retire to the comfort of the drawing room, where classical columns and sash windows frame a truly elegant space to relax and unwind.

The lower ground floor provides a suite of highly versatile, adaptable spaces, thoughtfully arranged to include a large reception room, gym, additional study, utility room, wine store and extensive storage areas. Original flagstone floors and generous proportions allow this level to serve multiple lifestyle needs while retaining its historical integrity.

A graceful staircase ascends to the upper floors, where five double bedrooms are arranged across two storeys. The principal suite is a sanctuary of calm, complete with a dressing room and luxurious en suite. Two further bedrooms on the first floor are served by an equally refined family bathroom. The top floor reveals two more generous double bedrooms, each enjoying elevated views, and two large storage rooms offering practicality or future potential.









Seller Insight

“When we first discovered White Friars, we were instantly captivated by its undeniable charm, grandeur, and elegant Georgian architecture,” say the owners of this beautiful Grade II Listed Regency Townhouse. “Set in an elevated yet secluded position on historic Boley Hill, it offers breathtaking views across the River Medway, Rochester Castle, Cathedral and beyond. From the moment we walked through the door, it just felt like home.”

Built between 1790 and 1806, White Friars is set over four floors and brimming with period features. “The drawing room is particularly special, with its classical columns, almost floor to ceiling window, silk wallcoverings, Thomas Elsley fire grate and restored corning,” they explain. “There’s a vaulted ceiling in the hallway, stunning Regency Bow window in the dining room, sash windows with original shutters, and flagstone floors on the lower ground floor – it’s all been carefully preserved.”

Over the years, the property has been thoughtfully upgraded. “We’ve restored the Georgian window shutters, repointed the chimney stacks, upgraded the boilers, and completely redecorated using Farrow & Ball paint and designer wallpapers. The Smallbone walnut kitchen is a real highlight, fitted with Miele appliances, Wolf induction hob, and granite worktops – it’s perfect for everyday family living and entertaining.”

The garden has been fully remodelled and designed to complement the Regency style of the home. “There are two main areas incorporating 3 stone edged terraced lawns – one facing southeast, capturing the morning sun with views over Rochester Castle, and the other northeast towards the river, ideal for afternoon relaxation,” they say. “We’ve added pleached trees, Italian cypress, topiary, a koi pond with hidden filtration, and a discreet hot tub – all perfect for gatherings and quiet moments alike.”

White Friars offers a peaceful lifestyle despite being right in the heart of historic Rochester. “We’re minutes from excellent schools including King’s and two grammar schools, and just a short walk to the High Street and train station with fast connections to London,” they note. “We’ve moored a small yacht nearby sailing the Medway and beyond, enjoyed riverside walks, and made the most of the area’s festivals, eateries, and attractions.” They add, “we have a handful of lovely neighbours who, when needed, are happy to help out.”

“We’ll truly miss the elegance, light-filled rooms, and magical views,” the owners say. “White Friars has given us wonderful family memories – from quiet mornings by the koi pond and enjoyable evenings with friends. It’s been a very special home and leaving it will be incredibly hard.”*

* 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 outside

White Friars

The formal gardens have been professionally designed to echo the Regency elegance of the home. Fine lawns are arranged across three stone-edged terraces, bordered by pleached trees, Italian cypress and sculpted topiary. A tranquil koi pond creates a peaceful focal point, while a hot tub has been cleverly positioned to provide both privacy and inspiring views over the river, a perfect setting for outdoor entertaining or quiet relaxation alike.

White Friars is peacefully tucked away in the heart of historic Rochester. A short stroll brings you to the cobbled High Street, where a vibrant mix of cafés, acclaimed restaurants and eclectic boutique shops reflect the town's unique character. Excellent schooling, including King's School and two grammar schools, are close at hand, while fast rail services from Rochester station make commuting to London swift and convenient. With riverside walks, a nearby marina, and a full calendar of cultural events and festivals, White Friars offers not only architectural beauty, but an exceptional lifestyle.

Freehold

Council Tax Band H

EPC D

Grade II Listed

Property is in a conservation area

For mobile phone coverage in this area please look online

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

Utilities:- Electric / Gas / Mains Water / Mains Drainage / Cable TV or Satellite / Phone / Broadband

There is a shared pathway which neighbour has right to use

Guide price £2,000,000 – £2,250,000



White Friars, Boley Hill, Rochester, ME1

Approximate Area = 4669 sq ft / 433.7 sq m (excludes store)

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Total = 4681 sq ft / 434.8 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Fine & Country (Kent). REF: 1266025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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