



Loningarth
10a Nashenden Lane | Rochester | Kent | ME1 3JQ

FINE & COUNTRY

Seller Insight



My parents purchased the property in 1967 and I was only 12 at the time but I can remember thinking it was great as it's a big house with a big garden! It's been in my family ever since and I moved back in 2003," says the owner.

"Extensive work has taken place to improve the main property and outbuildings, including the addition of a large extension to the rear and a self-contained annexe complete with its own entrance and exit. It's ideal for multi-generational living and we have also rented it out as an additional income stream."

"A wide range of amenities are easily accessible, including a Co-op, GP surgery, public park for sporting activities, village hall, pub, and primary school here in the village. Rochester is just a 25 minute walk away where there is the thriving high street, shops, restaurants, and attractions such as the cathedral and castle. There are some scenic walks along the riverside and through the countryside too."

"The fully enclosed garden has a large patio area that's made for relaxing and entertaining. It's covered by a genuine Victorian veranda which is a truly wonderful feature. The pond is a natural attraction for wildlife and it's a haven here for all kinds of birds, including bats and even a nightingale! The small orchard provides an abundance of pears, apples, and plums but you have to be quick off the mark for the Kent cobnuts as they are also a firm favourite with the squirrels!"

"Both reception rooms have patio doors leading to the veranda roof which is useful when we're entertaining as we just put the food on the table in the dining room and guests can easily wander in and out. The rear lawn is big enough for pop up gazebos so it works well for large get-togethers with family and friends."

*"I'm biased as this has been my family home for many years but I think it's a really lovely house with some amazing features, including solid oak floorboards and the double garage with sunken pit - perfect for car enthusiasts! The property offers the opportunity for new owners to do something a bit different as two of the bedrooms could easily be combined to create a stunning main bedroom suite, whilst the outbuildings could be transformed into a workshop or gym."**

* 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

Loningarth

Fine and Country are pleased to present Loningarth, an exceptional family residence offering over 3,000 square feet of versatile living space, perfectly situated on the fringes of Rochester's historic town centre.

This impressive home is bathed in natural light and exudes a warm and welcoming atmosphere. Spanning three levels, it's ideal for larger families, multigenerational living or for those considering an Air BnB venture.

The ground floor features a generously sized fitted kitchen and breakfast room, complemented by a separate utility room. The dining room opens directly to a charming rear garden, creating an ideal space for family meals and entertaining. The lounge exudes timeless charm with its exposed brick fireplace and log-burning stove, offering a cosy retreat.

Ascending to the first floor, you will find five well-proportioned double bedrooms, supported by two family bath/shower rooms, ensuring ample space for a growing family. The entire second floor is occupied by the expansive principal bedroom, which is further enhanced by a luxurious en-suite, providing a private sanctuary.

Adding to the home's versatility is a one-bedroom attached annexe. This space can seamlessly integrate with the main residence or serve as separate accommodation with its own private access. It features an open plan kitchen and living room, leading onto a conservatory, while a wet room serves the double bedroom.





Step outside

Loningarth

Set within nearly a half-acre plot, Loningarth's mature gardens provide a lush oasis with sprawling lawns, mature shrubbery, and specimen trees forming the borders and creating privacy. A large stone terrace, adorned with a reclaimed Victorian veranda, offers the perfect space for al fresco dining and outdoor gatherings.

The property's practical amenities include a large driveway with sufficient space for numerous vehicles, and a double garage with an inspection pit, leading to a good-sized workshop, making it ideal for those with treasured cars or motorcycles. Several outbuildings provide additional storage and functionality.

Situated within Historic Rochester and just a stone's throw of its characterful High Street to take in its cafe culture, bars and highly popular restaurants, entertainment is but a short distance away. Artisan boutiques and unique independent shops make it popular to those looking for something different. Rochester Cathedral, the second oldest in England having been founded in 604AD, has been a place of worship for over 1400 years. The 12th century Norman castle is one of the best preserved in England and France and sits proudly over the river Medway and its marina, great for Sunday walks. The castle grounds regularly become a place of entertainment offering concerts and open-air cinema, something that comes highly recommended. One of the highlights is a proms style concert finished off with fireworks. Rochester is well known to have been the residence of Charles Dickens and the setting and influence to many of his characters and stories. For those looking for shopping, cinema, restaurants and bars all under one roof, Bluewater shopping centre is approximately 20 minutes distant.

Well regarded and popular independent schools are within easy reach including Kings School, Gads Hill and Cobham Hall.

Ideally located for the commuter, Rochester has a mainline train station that has recently been updated offering a fast service to London in as little as 20 minutes to Stratford International and direct trains to Victoria, Charing Cross, St Pancras and London Bridge. For those travelling by car easy access to the motorway network via the M2/A2 and M20 with direct links onto the M25. The whole Kent and Sussex coast is yours to explore within easy travelling distance. Easy airport choices include Stanstead, Gatwick and London City.

Freehold
Council Tax Band Main House F
Council Tax Band Annexe A
EPC Rating Main House D
EPC Rating Annexe C

For mobile phone coverage in the area please look online

Ultrafast Full Fibre Broadband is available at the property for more details please look online

The following utilities are connected at the property: Electric / Gas / Mains water / Cable TV / Broadband

Drainage is by private septic tank which is understood to be non compliant with current regulations -

Professional advice should be sought

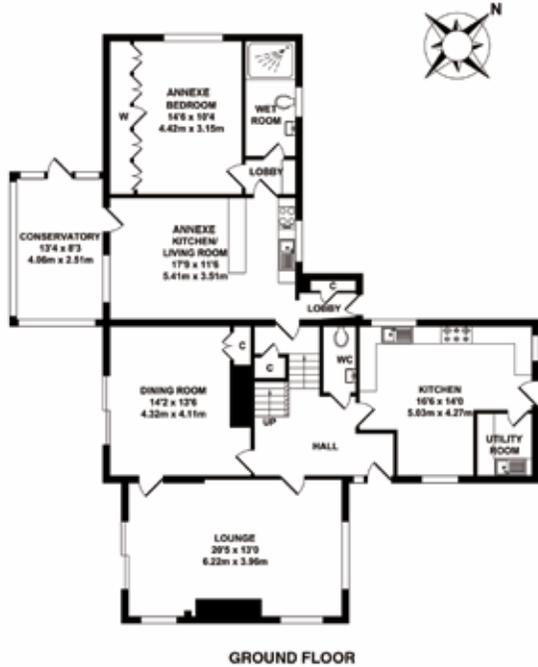
Property enjoys pedestrian access to rear unadopted driveway via garden gate

OIRO £850,000



Nashenden Lane

Gross internal area house (approx) = 3065 sq.ft / 284.74 sq.m
 Outbuildings = 1216 sq.ft / 112.96 sq.m
 Total = 4081 sq.ft / 397.68 sq.m



Main house

Annexe



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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