

OVER 60?

Secure this property
for up to **59% less!**



Guide Price
£1,300,000
Freehold

5x  3x  2x 

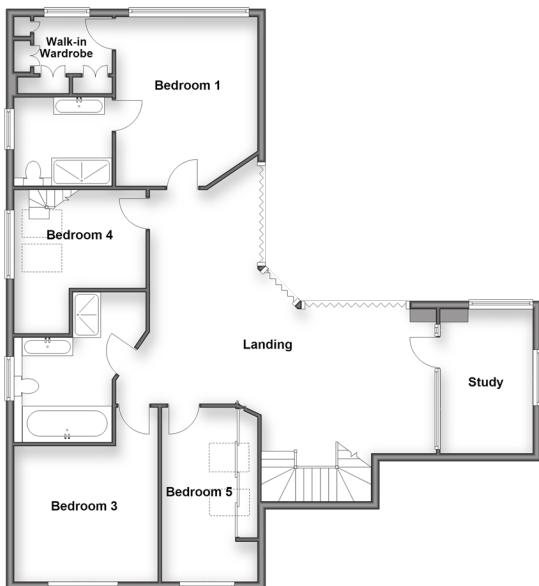
Cooling Street, Cliffe, Rochester, Kent,
ME3

Wards
Helping you move forwards

Ground Floor
Approx. 282.2 sq. metres (3037.2 sq. feet)



First Floor
Approx. 199.0 sq. metres (2141.8 sq. feet)
(excluding unnamed room, unnamed room)



Second Floor
Approx. 59.4 sq. metres (639.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall : 17'8 x 12'4 (5.39m x 3.76m)

Cloakroom

Lounge: 20'8 x 20'2 (6.30m x 6.15m)

Kitchen: 14'10 x 11'0 (4.52m x 3.36m)

Breakfast Room: 20'0 x 9'2 (6.10m x 2.80m)

Utility Room : 12'2 x 4'7 (3.71m x 1.40m)

Dining Room : 17'5 x 11'3 (5.31m x 3.43m)

POOL ROOM

Gym Area

Swimming Pool Area: 32'0 at widest point x 26'0 at widest point (9.76m x 7.93m)

Changing Room

POOL ROOM FIRST FLOOR

Games Room : 35'0 x 17'5 (10.68m x 5.31m)

Bedroom 2: 17'10 x 13'0 (5.44m x 3.97m)

En-Suite Shower Room

FIRST FLOOR

Landing: 18'10 at widest point x 16'0 at widest point (5.74m x 4.88m)

Study: 10'6 x 7'9 (3.20m x 2.36m)

Main Bedroom: 14'5 x 11'9 (4.40m x 3.58m)

En-Suite Shower Room : 8'0 x 7'1 (2.44m x 2.16m)

Walk-In Wardrobe: 5'0 x 4'7 (1.53m x 1.40m)

Bedroom 3: 11'8 x 10'4 (3.56m x 3.15m)

Bedroom 4: 11'8 x 10'4 (3.56m x 3.15m)

Bedroom 5: 13'3 x 6'0 (4.04m x 1.83m)

Bathroom : 12'8 x 10'10 (3.86m x 3.30m)

SECOND FLOOR

Loft Space 1 : 14'3 x 13'4 (4.35m x 4.07m)

Loft Space 2

Loft Space 3

OUTSIDE

Driveway For Several Vehicles

Double Garage : 20'0 x 18'6 (6.10m x 5.64m)

Entertainment Area

Garden



Main features

- Fabulous 5 bedroom family home set in a quiet semi rural hamlet
- Indoor swimming pool and 35' games room
- Stunning double height entrance hall and galleried landing
- Potential for annexe - subject to planning
- Enclosed private garden, no onward chain
- Modern kitchen with integrated appliances and central island



Nearest Schools

Primary Schools: Cliffe Woods Primary, St Helen's C of E Primary, Chattenden Primary
Secondary Schools: The Hundred of Hoo Comprehensive School, Gad's Hill School



Transport Information

Train Stations: Higham 2.3 miles, Strood 3.4 miles, Rochester 4.0 miles



Address

Cooling Street, Cliffe, Rochester, Kent, ME3



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Strood Branch 01634 716597 ■ wardsofkent.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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