



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

SELLER INSIGHT

“ From the moment we discovered The Friars, we were utterly enchanted. This resplendent Grade II Listed Queen Anne townhouse, dating back to 1709, stands in the heart of historic Rochester’s conservation area. With its breathtaking views across the trees to the Castle and its grounds, and onward to the Cathedral, living here felt like a privilege—an everyday immersion in the town’s rich history and charm.

The house itself is a warm, welcoming retreat. Upon arrival, you’re greeted by a stunning, spacious hallway that sets the tone for the entire home. The Friars exudes character—its charm and story unfold quietly through the architectural details and proportions.

Period features throughout lend an air of timeless elegance: wood-panelled walls, sash windows with bespoke shutters, intricate stained glass, and striking fireplaces that offer warmth and atmosphere during winter evenings. The first floor is particularly delightful, with sweeping views, while the house remains wonderfully cool in the summer—a true oasis.

The accommodation is both generous and versatile, currently configured as four bedrooms and three reception rooms, making it perfect for family life, working from home, or entertaining.

We’ve hosted many unforgettable gatherings here, and the layout is ideal for bringing people together—our dining table has comfortably seated ten. Outside, the rear patio provides a peaceful, shaded space perfect for barbecues, while the front patio, basking in the sun until early afternoon, is a perfect spot for pots, plants, and greenery.

Nestled along a private lane among other beautiful and charming homes, The Friars offers a lovely outlook over a small green. With riverside walks, shops, services, and schools all within easy reach, the location couldn’t be better. Additional perks include a garage, two reserved parking spaces, and wonderful neighbours who truly look out for each other. It’s difficult to imagine a more special place to call home, and we will miss its unique magic every day.”*

* These comments are the personal views of the current owner 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 are delighted to present The Friars, a resplendent Grade II Listed Queen Anne townhouse dating from 1709, enviably positioned in the heart of Rochester's historic conservation area.

Commanding elevated views across mature greenery towards Rochester Castle and Cathedral, this exceptional period residence combines remarkable architectural heritage with elegant, versatile accommodation arranged over three beautifully appointed levels. Nestled along a private lane amongst a collection of equally characterful homes, The Friars offers an atmosphere of timeless distinction, where original craftsmanship and carefully preserved period features create a home of exceptional warmth and character. Rich wood-panelled walls, sash windows with bespoke shutters, stained-glass detailing, and an array of striking fireplaces all contribute to the home's refined yet welcoming ambience.

Upon entering, guests are greeted by an impressive entrance hall with polished oak flooring and a sweeping staircase rising elegantly through the house, immediately setting the tone for the grandeur and scale found throughout. Steps descend to an extensive multi-chamber cellar with wine store, complete with exposed brickwork, flagstone flooring, and leaded stained-glass windows, creating a wonderfully atmospheric space that makes for useful storage.

The kitchen/breakfast room is both practical and inviting, fitted with an excellent range of cabinetry and desirable integrated appliances, while a doorway leads conveniently through to the adjoining utility room and cloakroom. Designed equally for everyday family living and entertaining, the principal reception rooms flow seamlessly from one another. The lavishly appointed drawing room features sash windows with original wooden shutters, allowing natural light to pour across the beautifully proportioned interior, while rich wood panelling and a bespoke marble open fireplace create an elegant yet intimate setting. Adjoining this space, the formal dining room mirrors the same impressive proportions and period detailing, centred around a custom-carved Victorian fireplace with a Chesney wood-burning stove, perfectly suited to both formal entertaining and relaxed family gatherings.

The first floor continues to showcase the home's impressive scale and character. The principal bedroom suite enjoys elevated views towards Rochester Castle and features a walk-in wardrobe alongside an en suite shower room. A further room, currently utilised as a home office, benefits from an attractive oriel window and fitted bookshelves, while the beautifully appointed family bathroom includes a cast-iron fireplace, adding further period charm. Completing the first floor is an exceptional guest bedroom, presently arranged as an additional sitting room, distinguished by wood-panelled walls, sash windows with shutters, and an original marble fireplace.

The second floor provides two further generous double bedrooms, both enjoying far-reaching rooftop and castle views, creating ideal accommodation for guests, children, or flexible multi-generational living.





While this elegant 18th-century Queen Anne townhouse has been carefully maintained and remains in good overall condition, it also presents an exciting opportunity for a purchaser to introduce some sympathetic cosmetic enhancements to fully realise its exceptional character and charm. With its period proportions, architectural detail and timeless appeal already firmly in place, a programme of tasteful updating would beautifully enhance the property and create a truly outstanding home, with the guide price reflecting the opportunity to personalise and enhance the accommodation to individual tastes.

Externally, the property is equally charming, with further appeal found in its outdoor spaces.

Outside, the property continues to impress. To the front, a paved terrace enclosed by iron railings and colourful planting provides a delightful setting in which to enjoy the morning sun while overlooking the green beyond. To the rear, a small, secluded courtyard garden offers a peaceful and shaded retreat, an ideal space for summer having a barbeque. A tandem garage provides secure sheltered parking, complemented by additional allocated parking spaces directly outside the property suitable for two cars.

The Friars occupies one of Rochester's most desirable and historically significant settings, just moments from the city's characterful high street, renowned for its independent boutiques, cafés, restaurants, and bars. The surrounding area is steeped in heritage, with Rochester Castle, Rochester Cathedral, and picturesque riverside walks all close by, while the Castle grounds regularly host concerts, open-air cinema, and seasonal events throughout the year. The area also benefits from an excellent selection of highly regarded grammar and independent schools, including The King's School, Rochester Grammar School, and Sir Joseph Williamson's Mathematical School.

For commuters, Rochester mainline station provides high-speed services to London St Pancras in approximately 35 minutes, alongside direct connections to London Victoria, Charing Cross, and London Bridge. Excellent road links via the A2, M2, and M20 provide convenient access to London, the Kent coastline, and the wider motorway network.

Freehold
Council Tax Band G

EPC D

For mobile phone coverage in the area please look online
Standard Broadband is available at the property for more information please look online

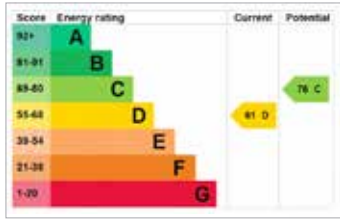
Grade II Listed

Property is in a conservation area

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

Guide price £1,050,000





The Friars, Boley Hill, Rochester, ME1

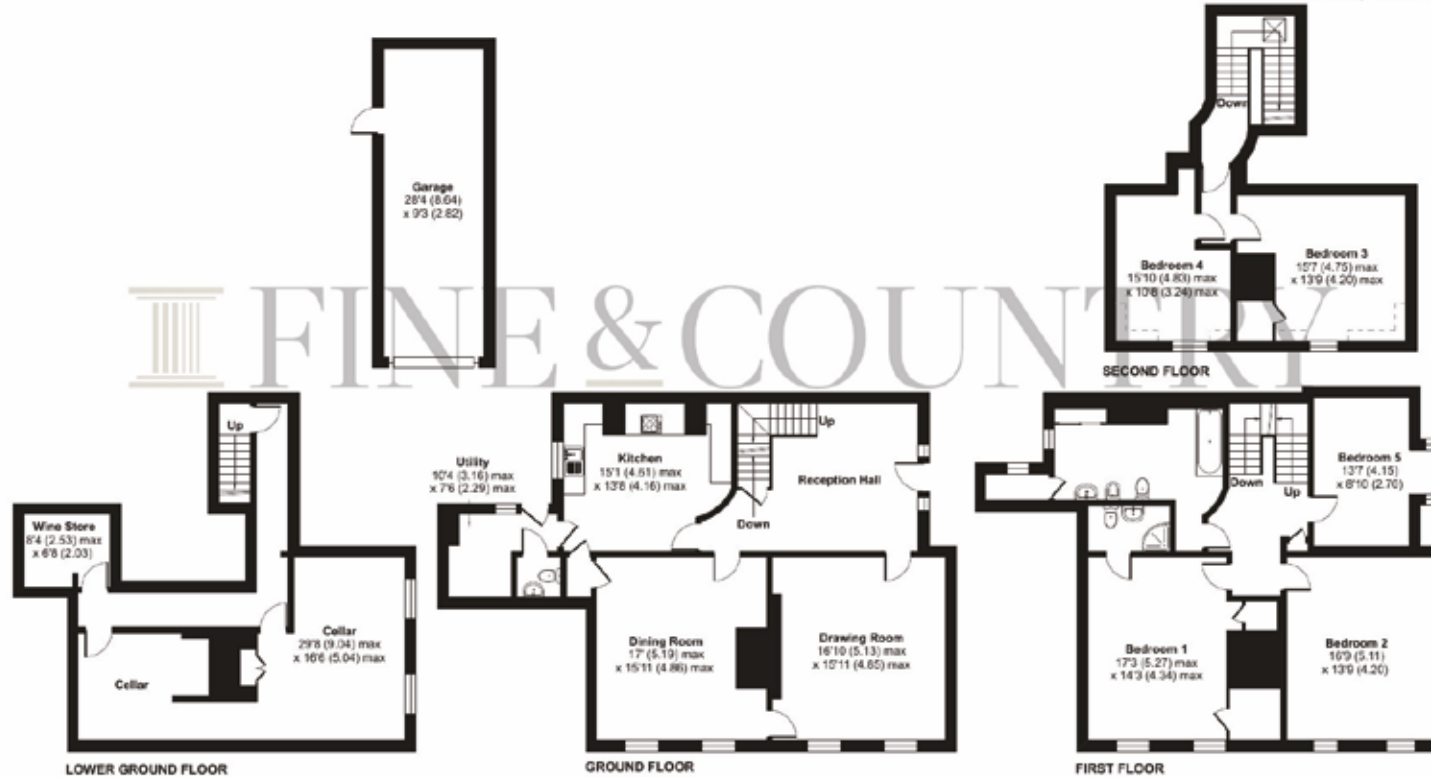
Approximate Area = 3126 sq ft / 290.4 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Garage = 262 sq ft / 24.3 sq m

Total = 3407 sq ft / 316.5 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). © rinchecom 2025. Produced for Fine & Country (Kent). REF: 1448432



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