**Hermitage Road, Higham, Rochester, ME3 7NE**
**Guide Price £1,950,000**

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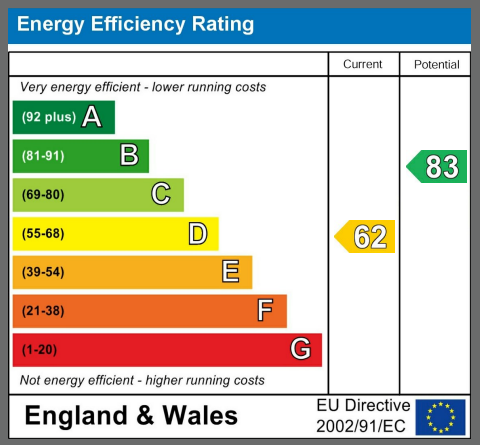
IMPRESSIVE PERIOD MANOR HOUSE accessed via a private sweeping driveway this house sits nestled in 1.78 acres of private, uninterrupted land. Please note the house is NOT listed.

This country Manor House with indoor Pool and Hot Tub is situated in the lovely village of Higham in Rochester. There are 7 bedrooms and 5 bathrooms as well as a large indoor pool with separate reception area and bar space. The reception rooms are vast and include grand living room, grand dining room and bar room opening out to a huge and frankly magnificent terrace. It also has a games room/Bedroom with pool table. Included is a large indoor swimming pool and Hot Tub.

Once upstairs there are 7 bedrooms and 5 bathrooms all of which are large in size and many of them are overlooking the impressive grounds. Spacious and airy the house feels homely even with is magnitude and grandeur. Parking is in abundance with the driveway and gravelled area to the front of the house with an additional triple garage too.

Situated in the leafy village of Higham in Kent, within a very short distance of the Country House owned by Charles Dickens. The house is on the edge of a village and is situated on a lovely country lane with beautiful views. Great for country walks. The village has two pubs, a post office, bakery and local take away facilities.

- **Main House = 5865 Sq Ft/545 sq M / Lodge House = 814 Sq Ft/76 Sq M**
- **Includes 3 Bedroom Lodge House With Separate Driveway/Land Separated From Main Property**
- **Great Development Potential STPP**
- **7 Bedrooms 5 Bathrooms**
- **Extensive Magnificent Reception Rooms**
- **Large Indoor Swimming Pool**
- **Triple Garage**
- **Sweeping Driveway and Gardens**
- **Enormous Terrace**
- **Games Room**



## LOCAL AREA INFORMATION FOR HIGHAM

Situated in the leafy village of Higham in Kent, within very short distance of the Knowle Country House wedding venue. The house is on the edge of a village and is situated on a lovely country lane with beautiful views. Great for country walks. The village has two pubs, a post office, bakery and local take away facilities. The property is also situated within half a mile Of Knowle Country House wedding venue. 5.3km from Rochester castle.

Rochester is a town in the unitary authority of Medway, in Kent, England. It is at the lowest bridging point of the River Medway, about 30 miles (50 km) from London. The town forms a conurbation with neighbouring towns Chatham, Rainham, Strood and Gillingham. Rochester was a city until losing its status as one in 1998 following the forming of Medway and failing to protect its status as a city. There have been ongoing campaigns to reinstate the city status for Rochester.

## ADDITIONAL INFORMATION

NOT LISTED
40 Minutes from Gatwick International Airport
15 Mins from Ebsfleet International Station
35 Minutes from London St Pancreas
Victorian Manor House
Council Tax Band G
EPC Rating D

01732 841164
larkfield@page-wells.co.uk

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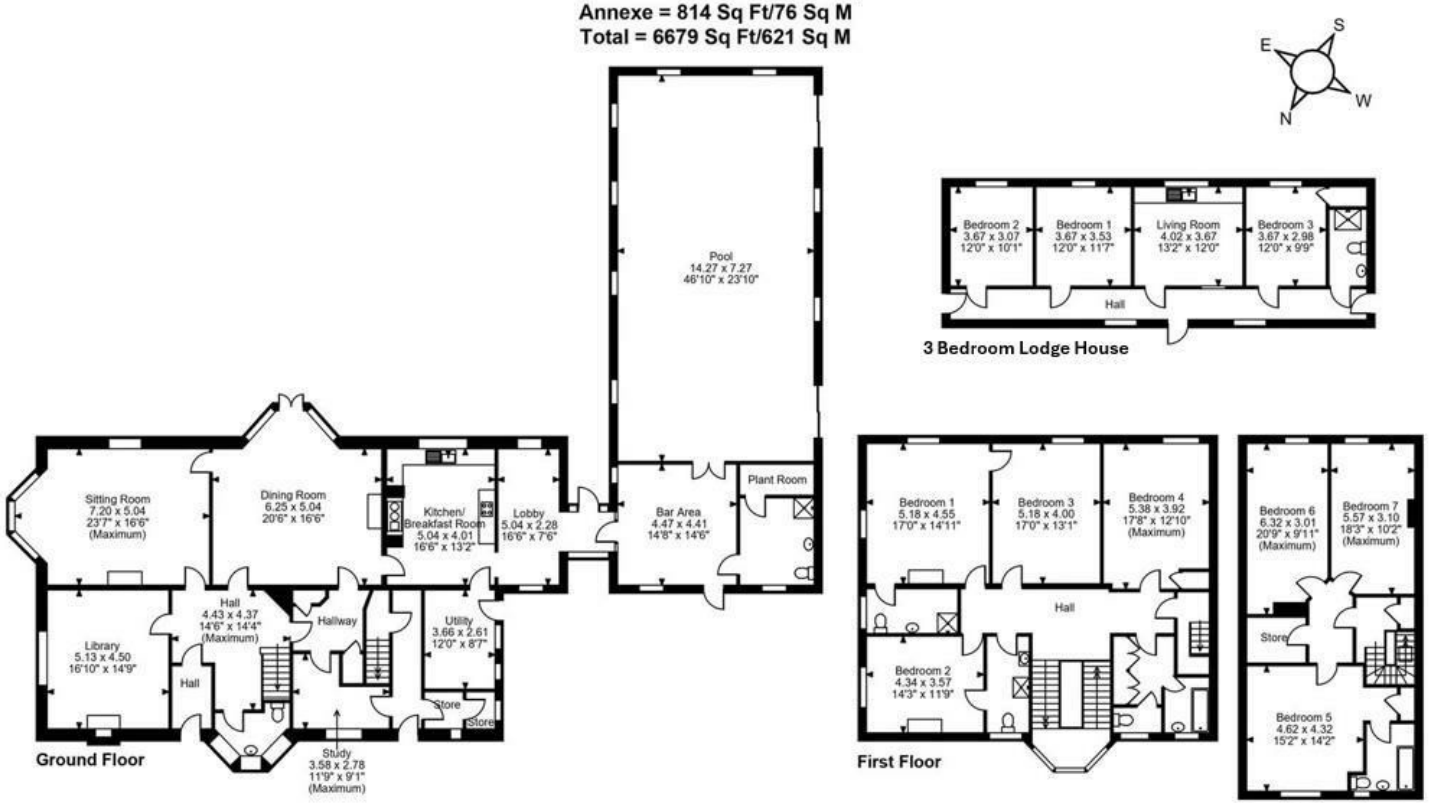
**Higham Grange, Hermitage Road, Higham, Rochester**
**Approximate Gross Internal Area**
**Main House = 5865 Sq Ft/545 Sq M**
**Annexe = 814 Sq Ft/76 Sq M**
**Total = 6679 Sq Ft/621 Sq M**

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