



Butterworth Grove | | Rochester | ME1 1ZF

£700,000



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Brand New Four Bedroom Riverside Townhouse with Stunning River Medway Views

Situated within one of Rochester's most sought-after waterfront developments, this exceptional brand-new four-bedroom townhouse offers contemporary living over three spacious floors with spectacular River Medway views from two private balconies and a generous rear terrace overlooking the riverside walkway.

Finished to a high specification, the accommodation includes a welcoming entrance hall, cloakroom/WC, integral garage, double bedroom and a superb open-plan kitchen, dining and family room with integrated appliances and French doors opening onto the riverside terrace.

The first floor features a beautiful living room with panoramic river views and access to a private balcony, together with a spacious double bedroom and en-suite shower room. The top floor offers an impressive

Kitchen/Dining Area

19.3ft × 9.8ft (5.9m × 3.0m)

The Kitchen/Dining Area provides an inviting open-plan space where modern cream cabinetry blends seamlessly with black granite work surfaces and integrated appliances, including an oven and dishwasher space. The light wood-effect flooring extends throughout, while French doors open onto a paved terrace, flooding the room with natural light and offering stunning waterside views. The adjacent dining area comfortably accommodates a round table and green upholstered chairs, making it perfect for family meals or entertaining guests.

Garage

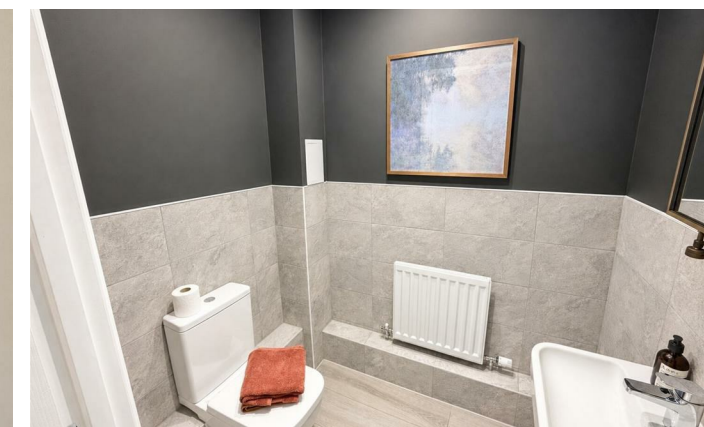
21.9ft × 10.1ft (6.7m × 3.1m)

The Garage offers ample space for one vehicle, featuring a clean, unfinished interior with concrete walls and flooring, ready for personalisation or storage needs.

Living Room

19.3ft × 14.4ft (5.9m × 4.4m)

The Living Room is a bright and comfortable space, carpeted in a light neutral tone that complements the soft wall colours. Large windows and French doors allow natural light to flood in and provide access to a balcony overlooking the water, creating a calming and scenic environment. The room is spacious enough for a mix of seating and a media area, with a stylish dark feature wall and tasteful furnishings adding warmth and character.





Bedroom 3

10.8ft × 10.4ft (3.3m × 3.2m)

Bedroom 3 is a cosy, well-lit room furnished with a bed and a desk, ideal for use as a child's bedroom or study. The space benefits from a window providing natural daylight and neutral carpeting underfoot.

Bedroom 4

9.8ft × 8.2ft (3.0m × 2.5m)

Bedroom 4 is a comfortable, smaller bedroom featuring soft carpeting and a large window that fills the room with natural light. The neutral colour scheme creates a calming space suitable for guests or a child's room.

Bedroom 1

19.3ft × 11.8ft (5.9m × 3.6m)

Bedroom 1 is a generously sized, elegantly styled room featuring a soft neutral carpet and a striking dark feature wall behind the bed. It includes a spacious dressing area with built-in wardrobes, and French doors open to a balcony with magnificent water views. The room benefits from abundant natural light and an en suite bathroom for added privacy and convenience.

Bedroom 2

19.3ft × 9.8ft (5.9m × 3.0m)

Bedroom 2 offers a bright and comfortable space with neutral carpeting, a large window and French doors that lead out to a balcony overlooking the water. The room includes an en suite shower room finished with beige tiles and pristine white sanitaryware, providing a private and practical bathroom area.

Bathroom

The Bathroom is a well-appointed room featuring a contemporary white suite with a bath and shower over, complemented by tiled walls and flooring in soft neutral tones. The room benefits from a modest window allowing natural light, and a stylish feature wall in deep plum adds a touch of warmth and character.

Ensuite

The Ensuite shower room is conveniently attached to Bedroom 2 and finished with modern beige tiles and pristine white sanitaryware including a corner shower, basin and WC. A deep blue painted upper wall adds a rich contrast, while the room is lit by recessed ceiling lights.

Hallway

The Hallway is a bright, welcoming space with wood-effect flooring and white walls that reflect the natural light from the adjoining rooms. A large decorative mirror adds elegance and the hallway provides access to the kitchen/dining area, the garage, and the stairs to the upper floors.

Landing

The Landing is carpeted in a light neutral colour and connects the first floor rooms with the staircase leading up to the second floor. A window floods the area with natural light, and there is a door opening onto the living room, which also benefits from French doors to a balcony with lovely waterside views.

Front Exterior

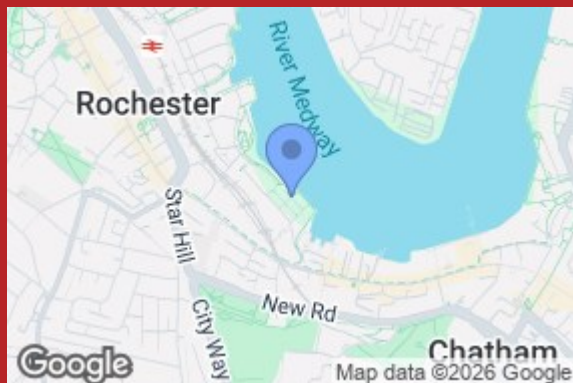
The Front Exterior of this modern property features dark cladding and light brickwork, with a driveway providing off-street parking and access to the integral garage. The well-maintained front garden includes mature shrubs and trees, and the location offers impressive water views across the river.

Rear Garden

The Rear Garden comprises a paved terrace enclosed with a metal railing, overlooking a waterway. It is a peaceful, low-maintenance outdoor space ideal for relaxing or entertaining while enjoying the scenic river views. There is room for seating and some planting along the edges, creating a tranquil retreat.

Balcony

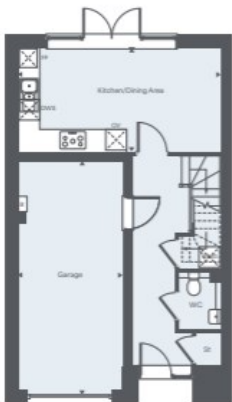
The Balcony is accessible from the living room and bedroom 1, offering a cosy outdoor space with seating for two and metal railings. It presents uninterrupted views over the water, making it a perfect spot to enjoy a morning coffee or evening relaxation.





Rochester Riverside

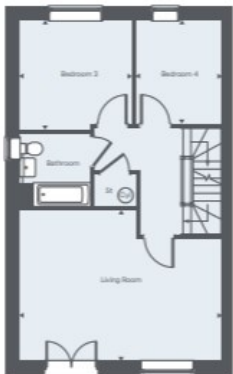
TOTAL AREA 1,883 SQ FT / 175 SQ M



GROUND FLOOR

Kitchen/Dining Area
5.9m x 3.0m / 19.3ft x 9.8ft

Garage
6.7m x 3.1m / 21.9ft x 10.1 ft

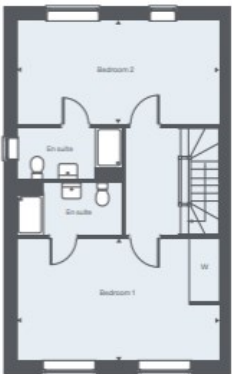


FIRST FLOOR

Living Room
5.9m x 4.4m / 19.3ft x 14.4ft

Bedroom 3
3.3m x 3.2m / 10.8ft x 10.4ft

Bedroom 4
3.0m x 2.5m / 9.8ft x 8.2ft

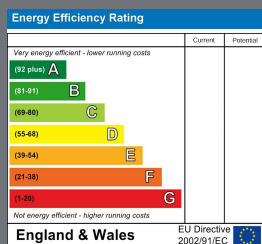


SECOND FLOOR

Bedroom 1
5.9m x 3.6m / 19.3ft x 11.8ft

Bedroom 2
5.9m x 3.0m / 19.3ft x 9.8ft

B - BOILER FF - FRIDGE FREEZER St - STORE W - WARDROBE
 DWS - DISHWASHER SPACE WMS - WASHING MACHINE SPACE OV - OVEN



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