



The Close | | Rochester | ME1 1SD

Guide price £630,000



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Situated within one of Rochester's most sought-after residential settings, this beautifully presented four-bedroom semi-detached home combines period charm with modern family living across approximately 1,813 sq. ft. of accommodation.

Victorian built, the property offers spacious and versatile living ideally suited to families and London commuters seeking character, convenience, and access to excellent transport links.

The accommodation begins with a welcoming entrance hallway leading through to a bright and spacious reception room, perfect for both relaxing and entertaining. There is a spacious lower level kitchen and dining area providing an ideal space for modern family life with direct access onto the well-maintained rear garden.

- Guide Price £630,000 - £660,000
- Approx. 1,813 sq. ft. of accommodation
- Spacious reception room ideal for entertaining
- Two bathrooms plus additional WC facilities
- Rochester station with high-speed links to London St Pancras nearby
- Four-bedroom semi-detached family home
- Well-maintained rear garden with terrace and balcony areas
- Modern kitchen and dining space with garden access
- Character Victorian property with period charm throughout
- Convenient for Rochester High Street, local schools, and riverside walks

Entrance Hall

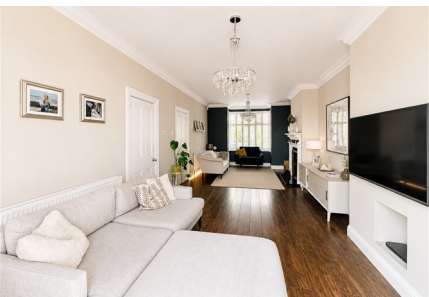
A bright and welcoming hallway featuring white painted spindle balustrades and a dark wood floor. The area is illuminated by natural light from a frosted glass panelled front door and a ceiling light fixture, creating an inviting first impression. Neutral walls and white trim add to the fresh and airy atmosphere, with framed pictures adding a personal touch.

Living Room

27'6" x 12'3" (8.37m x 3.74m)

An elegant living room featuring a large bay window with white plantation shutters that allow natural light to flood in and frame views of greenery. The room is divided into two seating areas with comfy sofas and an armchair, complemented by a deep green accent wall behind one seating area. A classic white fireplace with a black hearth acts as a central focal point. The dark wood flooring contrasts warmly with the neutral beige walls and ceiling cornicing, while a crystal chandelier adds a touch of sophistication.





Kitchen/Dining Room

25'6" x 12'2" (7.77m x 3.72m)

A modern kitchen and dining room with a light and airy feel. The kitchen area boasts a large central island with quartz countertop and integrated breakfast bar. Glossy white cabinets provide storage and contrast with dark walls that add depth to the space. Stainless steel appliances, including an oven and large fridge freezer, are neatly integrated, while a gas hob sits beneath a simple recess. The dining area features a substantial wooden table with six chairs, positioned by wide glass sliding doors that open directly onto the patio and garden beyond, flooding the space with natural light. Grey floor tiles offer a practical and stylish finish throughout.

Ground Floor WC

A ground floor WC boasting a modern white suite with a rectangular sink set into a vanity unit and a close-coupled toilet. Pale neutral floor tiles and walls enhance the sense of cleanliness and brightness, while a window provides natural light and ventilation.

Staircase and Landing

This light and airy stairway and landing feature a carpet runner up the stairs with white trim and panelling along the stairwell walls, adding classic character. A large window on the landing floods the area with daylight, enhancing the neutral walls and ceiling with clean, crisp cornice details. The landing connects different floors and provides access to bedrooms and bathrooms.

Bathroom

A spacious first floor bathroom finished in soft neutral tones. It features a white vanity unit with a marble-effect countertop, a sink and a close-coupled toilet. A large bathtub with a shower attachment is set against a tiled wall with a subtle marble effect. A chrome heated towel rail adds a contemporary touch. Two tall windows provide ample natural light.

Shower Room

6'3" x 5'1" (1.91m x 1.55m)

A stylish second floor shower room with a walk-in shower enclosed by glass, a white sink set into a curved vanity unit, and a close-coupled toilet. The room combines cream and white tones with gold fixtures for a modern yet elegant feel.

Bedroom 1

12' x 9'8" (3.66m x 2.95m)

A well-proportioned master bedroom on the first floor, featuring space for double bed, built-in wardrobes, and a dressing table. The room is decorated in soft neutral tones with natural light flowing through a window dressed with plantation shutters.

Bedroom 2

12'3" x 12'2" (3.74m x 3.70m)

A bright bedroom on the first floor, furnished with a comfortable single bed, a desk, a wardrobe and a chest of drawers. The room features a textured wallpaper accent wall and white plantation shutters on the window, enhancing the light and airy feel.

Bedroom 3

11'9" x 10' (3.59m x 3.06m)

A second floor bedroom with sloped ceilings and a large window, furnished with a double bed, bedside tables and a built-in cupboard. The room is finished in neutral tones with carpet flooring and plantation shutters on the window to maximise natural light.

Bedroom 4

13'5" x 11'9" (4.08m x 3.59m)

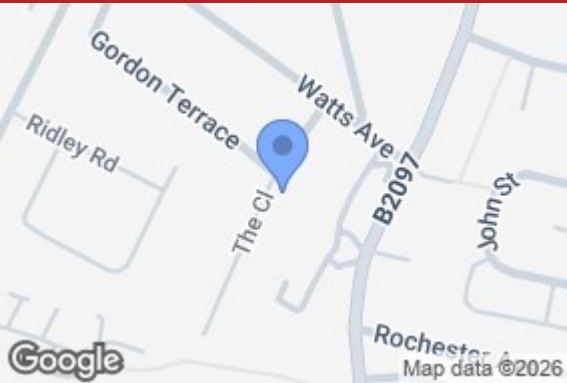
A bright and spacious second floor bedroom featuring sloped ceilings, a large window with plantation shutters and an area for a desk and storage. Carpet flooring and soft neutral walls create a calm atmosphere.

Rear Garden

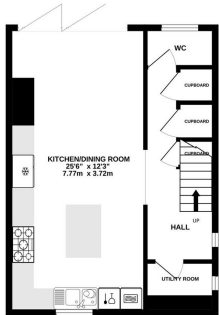
A bright and well-maintained rear garden featuring a lawn with a small children's play area and a football goal. Steps lead up to a patio area with outdoor seating, framed by mature trees and shrubs. The garden is enclosed by fencing and hedges, offering a private and peaceful outdoor space with views across rooftops and distant greenery from the balcony above.

Balcony

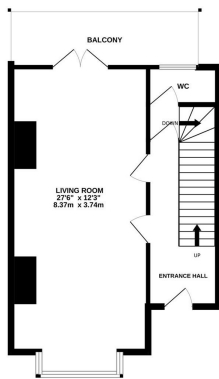
A balcony off the first floor, offering elevated views over rooftops and countryside beyond. The balcony features glass balustrades and provides an ideal spot to enjoy the outdoor space and the peaceful surrounding scenery.



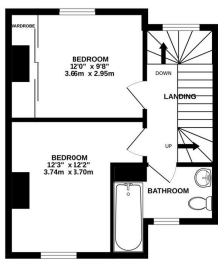
BASEMENT
495 sq.ft. (46.0 sq.m.) approx.



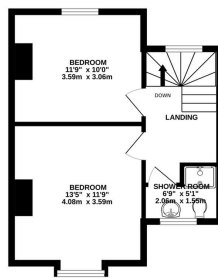
GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.

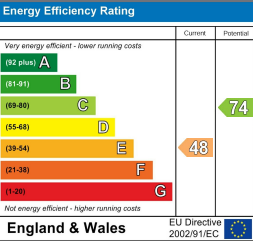


2ND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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