



OVER 60?

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

Price

£1,175,000

Freehold

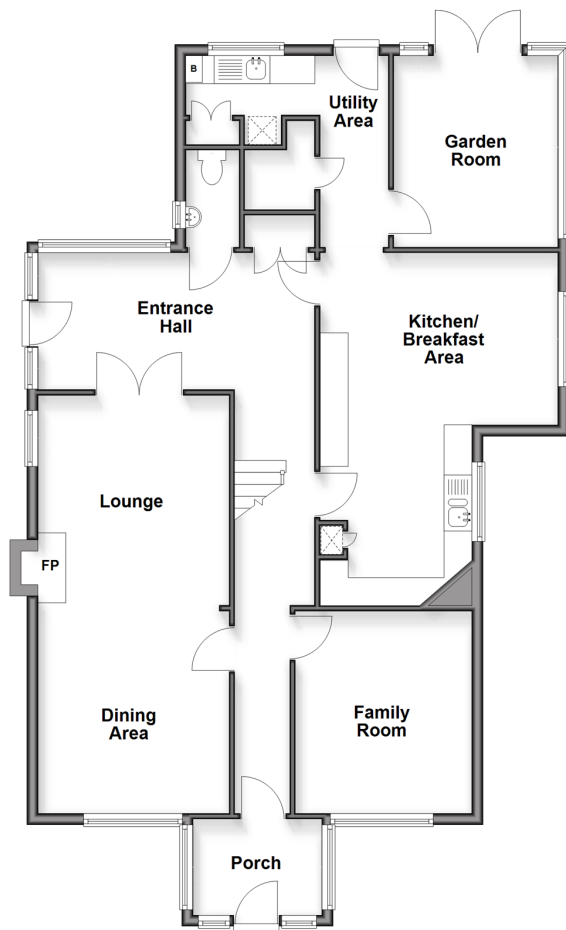
4x  4x  3x 

**Perry Hill, Cliffe,
Rochester, Kent, ME3**

Wards
Helping you move forwards

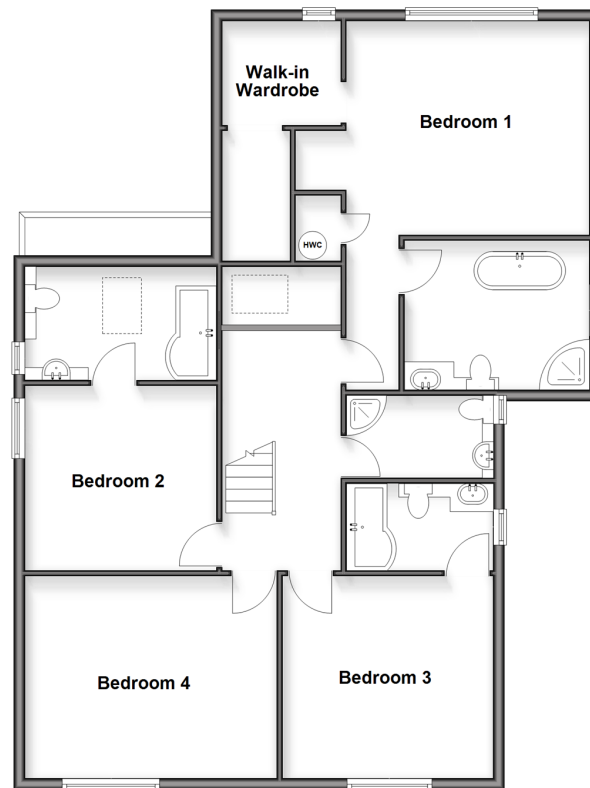
Ground Floor

Approx. 110.4 sq. metres (1188.2 sq. feet)



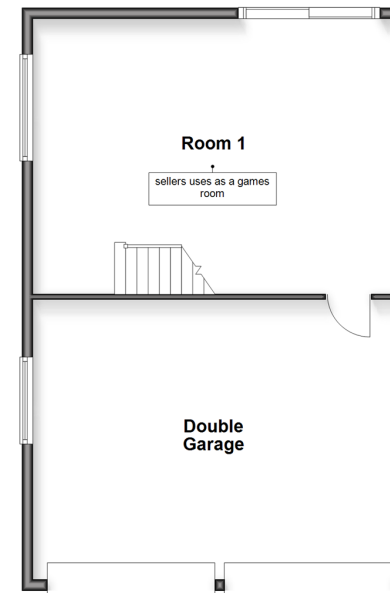
First Floor

Approx. 111.6 sq. metres (1200.9 sq. feet)



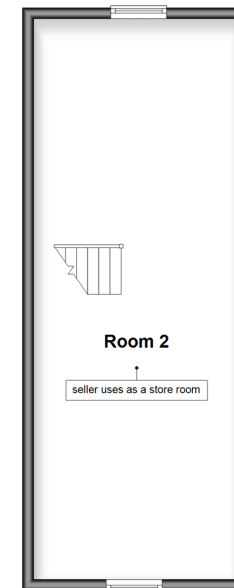
Outbuilding Ground floor

Approx. 65.5 sq. metres (704.7 sq. feet)



Outbuilding First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch
Reception Hall : 16'2 x 8'3 (4.93m x 2.52m)
Cloakroom
Kitchen : 12'5 x 8'8 (3.79m x 2.64m)
Breakfast Area: 14'1 x 10'1 (4.30m x 3.08m)
Utility Area: 11'10 x 4'9 (3.61m x 1.45m)
Garden Room : 12'0 x 10'2 (3.66m x 3.10m)
Lounge : 23'7 x 11'1 (7.19m x 3.38m)
Family Area: 11'7 x 11'3 (3.53m x 3.43m)

FIRST FLOOR

Landing
Bedroom 1 : 14'9 x 13'4 (4.50m x 4.07m)
En-Suite Shower Room : 10'10 x 8'8 (3.30m x 2.64m)
Walk-In Wardrobe/Office: 7'10 x 6'0 (2.39m x 1.83m)
Bedroom 2 : 12'0 x 11'7 (3.66m x 3.53m)
En-Suite Shower Room : 8'8 x 5'6 (2.64m x 1.68m)
Bedroom 3 : 14'3 x 11'7 (4.35m x 3.53m)
En-Suite Shower Room : 11'7 x 7'1 (3.53m x 2.16m)
Bedroom 4 : 11'7 x 11'1 (3.53m x 3.38m)
Bathroom: 8'8 x 5'5 (2.64m x 1.65m)

OUTBUILDING GROUND FLOOR

Room 1 (Used as Games Room) : 21'7 x 16'2 (6.58m x 4.93m)
Double Garage: 21'5 x 17'0 (6.53m x 5.19m)

OUTBUILDING FIRST FLOOR

Room 2 : 33'6 x 11'9 (10.22m x 3.58m)

OUTSIDE

Driveway
Front Garden
Rear Garden



Main features

- Period extended detached house set in 1.12 acres
- Detached barn providing double garage, games room and 33' first floor
- 3 en-suites, walk in wardrobe
- Lounge/dining area, garden room and family room
- Utility area and 16' entrance hall
- Surrounding fields, close to village, shops, school and access to the A2/M2



Nearest Schools

Primary Schools: Cliffe Woods Primary, St Helen's C of E Primary, Cliffe, Hilltop Primary 2.4 miles
Secondary Schools: Abbey Court Community Special School, Fort Pitt Grammar School, Brompton Academy 4.2 miles



Transport Information

Train Stations: Higham 2.9 miles, Strood 4.3 miles



Address

Perry Hill, Cliffe, Rochester, Kent, ME3



Directions

For directions to this property please contact us.



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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