



Rochester Road | Halling | Rochester | ME2 1AH

Offers invited £1,000,000



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A substantial seven-bedroom detached residence for sale on Rochester Road in Halling, offering over 4,000 sq ft of versatile accommodation, a west-facing plot approaching one acre, and excellent access to motorway links and rail connections into London — ideal for high-earning families seeking a semi-rural “final move” home.

Set within a generous and private plot, this impressive home provides exceptional space for growing or extended families, combining countryside surroundings with everyday practicality and connectivity.

The ground floor offers expansive and flexible reception spaces, including a striking lounge/dining room with feature fireplace, a substantial dining hall ideal for entertaining, and a well-appointed kitchen/breakfast

- Substantial detached residence (approx. 4,000 sq ft)
- Ideal for extended or multi-generational families
- Semi-rural village setting with countryside views
- Outdoor swimming pool and extensive gardens
- Excellent motorway access (M2 & M20)
- Seven bedrooms with flexible accommodation
- Approx. one-acre west-facing plot
- Multiple reception rooms ideal for entertaining
- Garage, workshop, and large driveway
- Convenient rail links to London from nearby stations

Lounge/Dining Room
27'8" x 24'3" (8.43 x 7.40 m)

Kitchen/Breakfast Room
16'8" x 15'1" (5.08 x 4.58 m)

Utility Room
12'4" x 6'8" (3.76 x 2.04 m)

Dining Hall
38'3" x 17'9" (11.66 x 5.41 m)

Bedroom 5
14'8" x 13'10" (4.47 x 4.22 m)

Bedroom 6
11'6" x 11'0" (3.50 x 3.35 m)

Bedroom 7
11'5" x 10'1" (3.49 x 3.08 m)

Bathroom (Ground Floor)
10'3" x 9'7" (3.12 x 2.93 m)

WC

Master Bedroom
14'0" x 13'5" (4.27 x 4.09 m)

Ensuite
9'3" x 7'0" (2.82m x 2.13m)

Dressing Room
9'3" x 7' (2.82m x 2.13m)

Bedroom 2
14'8" x 14'0" (4.47 x 4.27 m)

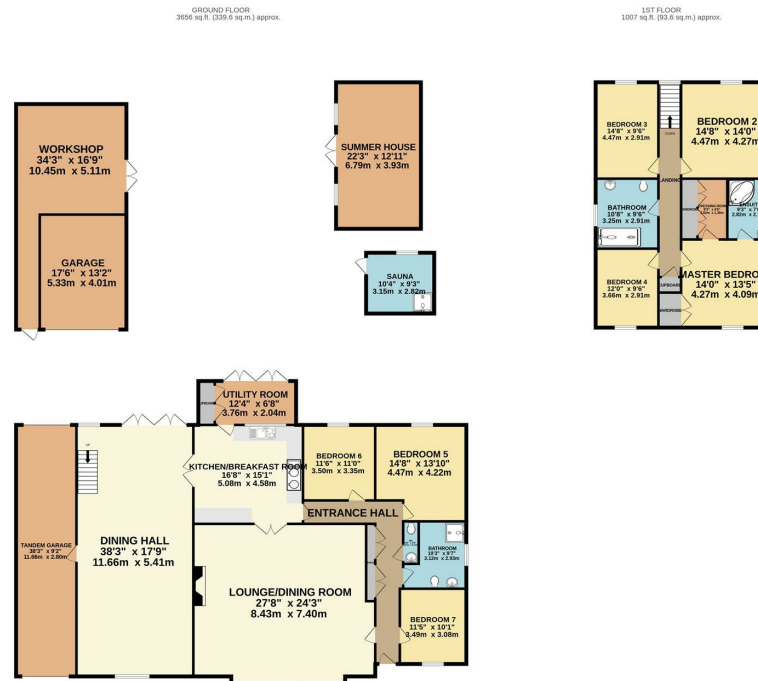
Bedroom 3
14'8" x 9'6" (4.47 x 2.91 m)

Bedroom 4
12'0" x 9'6" (3.66 x 2.91 m)

Bathroom (First Floor)
10'8" x 9'6" (3.25 x 2.91 m)

Garage and Workshop
17'6" x 13'2" (garage) / 34'3" x 16'9" (workshop)
(5.33 x 4.01 m (garage) / 10.45 x 5.11 m (workshop))

Rear Garden



TOTAL FLOOR AREA: 4863 sq ft. (433.2 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 a guide 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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