



Watts Avenue | | Rochester | ME1 1RX

Offers over £900,000



Watts Avenue |
Rochester | ME1 1RX
Offers over £900,000

Offers Over £900,000. Situated on the prestigious Watts Avenue in Rochester, this substantial six-bedroom Victorian semi-detached residence offers over 2,400 sq ft of elegant and highly versatile accommodation, perfectly suited to large families, multi-generational living, or London commuters seeking a long-term family home in one of Rochester's most sought-after locations.

Retaining a wealth of original character including stained glass detailing, bay windows, high ceilings and generous proportions throughout, the property combines timeless period charm with flexible modern living.

The accommodation is arranged over multiple levels and currently configured to provide adaptable living areas for different generations of the same family, offering excellent versatility whilst still allowing the property to be easily reconfigured into a more traditional single-family residence if desired.

- Prestigious Watts Avenue location in Rochester
- Substantial Victorian semi-detached home (approx. 2,400 sq ft)
- Six bedrooms with flexible accommodation
- Three reception rooms ideal for family living
- Multiple kitchen areas offering versatility
- Ideal for multi-generational living or income potential (STPP)
- South-facing patio and private rear garden
- Cellar providing additional storage
- Walking distance to Rochester railway station
- High-speed links to London – ideal for commuters

Entrance Hall

The entrance hall welcomes you with stained glass windows featuring colourful decorative panels, adding character and charm. White walls and woodwork complement the traditional style, while the staircase leads up to the first floor and down to the lower levels.

Lounge/Bedroom

16'9" x 14'4" (5.1x4.36)

Currently arranged as a bedroom, this generous ground floor reception room offers excellent flexibility and would traditionally serve as a formal lounge or sitting room. The space is bright and welcoming, featuring high ceilings, ornate coricing and a wide bay window fitted with attractive stained glass detailing, allowing plenty of natural light while maintaining privacy. Its proportions easily accommodate a full suite of living room furniture, making it ideal as a main reception, additional bedroom, or adaptable family space depending on individual needs.

Sitting Room

20'10" x 12'4" (6.35m x 3.77m)

The sitting room is a bright and welcoming space featuring a large, curved bay window that fills the room with natural light and offers views over the garden. A traditional fireplace with a wooden surround creates a cosy focal point, complemented by soft carpeting underfoot. The room's neutral walls and ceiling coricing add to the classic charm, providing a comfortable setting for relaxing or entertaining.





Conservatory

16'8" x 12'4" (5.09m x 3.77m)

The conservatory is a light-filled extension with a curved glass frontage and white-painted walls, offering a pleasant dining area with views out over the garden. Its bright ambiance and direct access to the garden make it an ideal space for casual meals or enjoying the outdoors regardless of the weather.

Kitchen

9'3" x 7'10" (2.83m x 2.39m)

The kitchen is fitted with dark green cabinetry paired with wooden countertops, providing a generous amount of storage and prep space. White tiled walls with a modern subway style backsplash enhance the clean and practical feel of the room. A window above the sink ensures natural light streams in, creating a pleasant working environment.

Shower Room

13'8" x 9'3" (4.16m x 2.83m)

The shower room is modern and spacious featuring a large walk-in shower unit with glass doors, a WC, and a sink set within a white vanity unit. Light grey walls and wooden flooring combine to create a clean, contemporary feel, while a large window offers natural daylight.

Primary Bedroom

20'10" x 12'4" (6.35m x 3.77m)

The first-floor bedroom is spacious and bright, featuring a large curved bay window that overlooks the garden, flooding the room with natural light. Neutral walls and carpet create a calm atmosphere, while wooden furniture adds a warm, traditional touch. This room offers a peaceful retreat with plenty of space for relaxation and storage.

Bedroom/Lounge

16'9" x 11'10" (5.1x3.6)

Currently utilised as a comfortable lounge, this spacious first-floor room offers excellent versatility and would equally suit use as a large double bedroom. The room is filled with natural light from the wide bay window, creating a bright and inviting atmosphere, while high ceilings and period detailing add to the sense of space. Its generous proportions allow for a full range of bedroom furniture or a substantial seating arrangement, making it ideal as a principal bedroom, second reception, or adaptable family room depending on individual requirements.

Bedroom

10'3" x 9'9" (3.13x2.97)

This bright and well-proportioned first-floor bedroom enjoys a pleasant outlook via a large window that allows plenty of natural light to fill the space. The room offers excellent versatility, comfortably accommodating a double bed along with additional furniture such as wardrobes, storage, or a desk for home working or study. Finished in neutral tones with a high ceiling, the room feels airy and well balanced, making it ideal as a child's bedroom, guest room, or home office while remaining easily adaptable to suit a range of needs.

Kitchen 2

9'9" x 6'6" (2.96m x 1.98m)

This compact first-floor kitchen is fitted with a modern range of gloss-fronted units and solid wood work surfaces, providing practical preparation space. A stainless-steel sink sits beneath a window that allows in good natural light, creating a bright and functional environment. Open shelving and integrated appliance space offer additional storage and flexibility, while the cupboard in the corner discreetly houses the boiler. The layout makes this kitchen well suited for use as a secondary kitchen, annexe-style accommodation, or for multi-generational living.

Shower Room 2

9'9" x 6'10" (2.96x2.08)

This well-appointed first-floor shower room is finished in a clean, contemporary style and benefits from excellent natural light via a large window. The room is fitted with a modern curved glass shower enclosure, WC, and a vanity unit incorporating a wash hand basin with useful storage below. Neutral wall tiling with subtle detailing and a practical wood-effect floor create a bright, well-balanced space that is both stylish and easy to maintain, making it ideal for family use or guest accommodation.

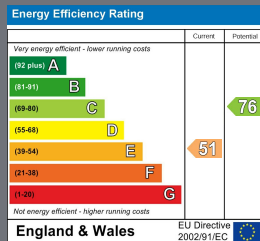
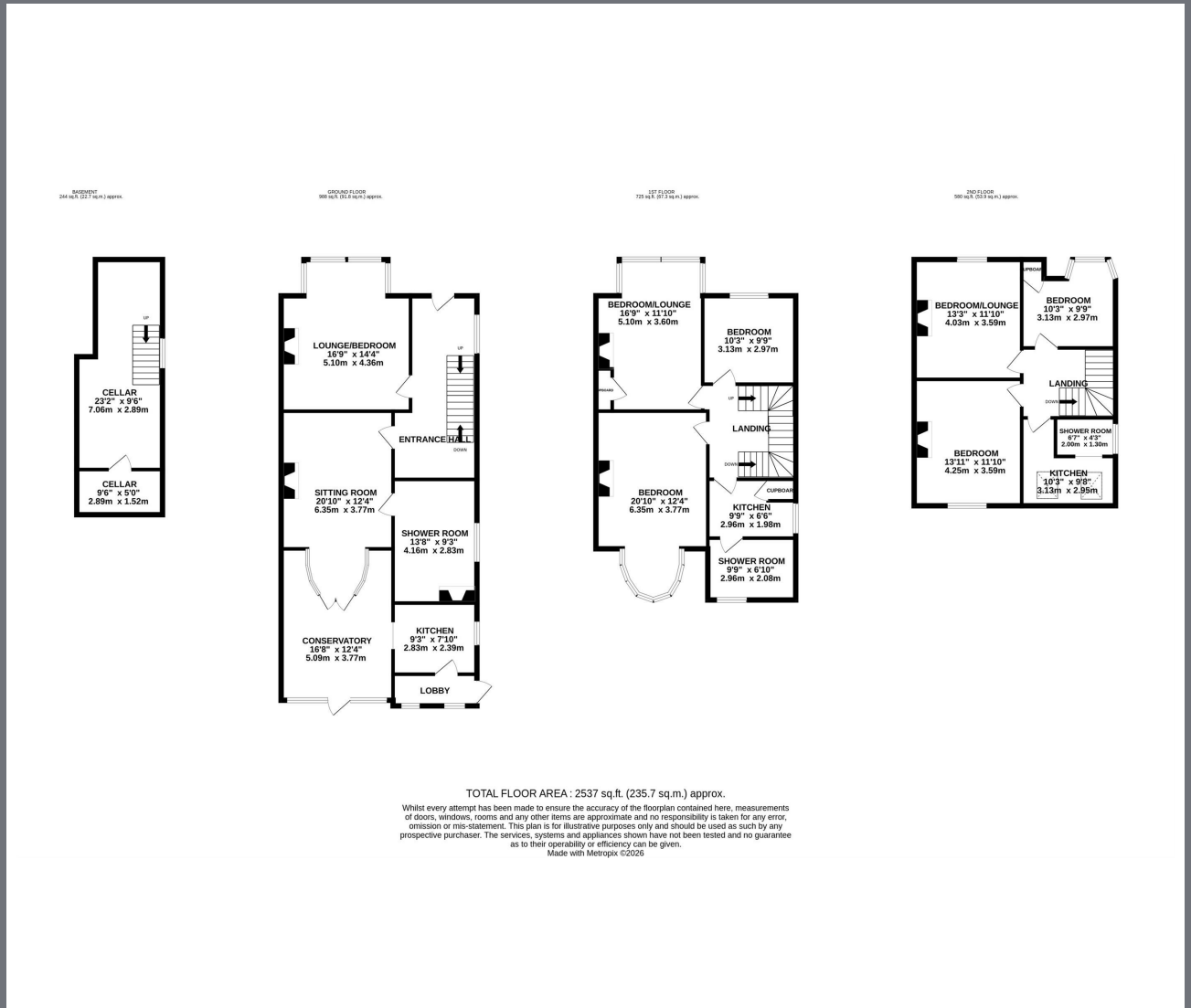
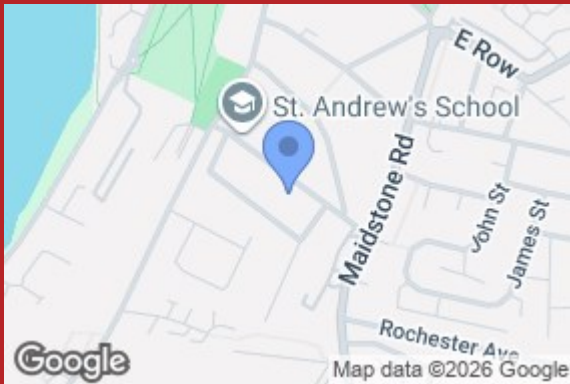
Bedroom/Lounge

13'3" x 11'10" (4.03m x 3.59m)

Bedroom 3

10'3" x 9'9" (3.13m x 2.97m)





2B Crow Lane
 Rochester
 Kent
 ME1 1RF
 01634 829080
 admin@machin-lane.co.uk
<https://www.machin-lane.co.uk/>