



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 room with adjoining utility. The layout is perfectly suited to both formal occasions and relaxed family living.

- 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)

The lounge/dining room is an expansive and elegant space measuring 8.43 by 7.40 metres. It features large windows that flood the room with natural light, complementing the traditional charm of the room’s detailed ceiling mouldings and chandeliers. The room is carpeted in a classic patterned design and includes a grand fireplace with an ornate mantelpiece, creating a warm and inviting atmosphere. This room provides ample area for both relaxing and entertaining, with distinct zones for sitting and dining, enhanced by decorative pillars and a raised dining area with wooden flooring.

Kitchen/Breakfast Room

16'8" x 15'1" (5.08 x 4.58 m)

The kitchen/breakfast room is a practical and welcoming space, measuring 5.08 by 4.58 metres. It features a generous amount of wooden cabinetry paired with dark work surfaces, providing ample storage and preparation space. The room includes a spacious dining table at its centre for casual meals. With an integrated oven range and an extractor hood, this kitchen is well-equipped for everyday cooking. Its tiled floor ensures easy maintenance and the area flows naturally into the utility room beyond.





Utility Room

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

The utility room is a compact and practical space measuring 3.76 by 2.04 metres. It has a door leading to the exterior and is fitted with utility connections and storage units, ideal for laundry and additional household tasks.

Dining Hall

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

The extensive dining hall is a grand space measuring 11.66 by 5.41 metres. It is a versatile room with ample space for large gatherings and family meals. It features a tandem garage attached to one side, accessible from the hall, and is well-lit with windows and doors leading outside to the garden area.

Bedroom 5

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

Bedroom 5 is another generous double bedroom measuring 4.47 by 4.22 metres. It has a large window, allowing natural light to brighten the room, and is carpeted for comfort.

Bedroom 6

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

Bedroom 6 is a well-proportioned room measuring 3.50 by 3.35 metres, with a large window providing views to the outside. It is carpeted and suitable for a range of uses, from a guest bedroom to a hobby room.

Bedroom 7

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

The bedroom offers a quiet and functional workspace with neutral décor and a large window to provide natural daylight. It is carpeted for comfort and features a ceiling light fitting. This room is ideal as a home office or a peaceful retreat for focused tasks.

Bathroom (Ground Floor)

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

The ground floor bathroom is bright and functional, tiled predominantly in white with dark brown accents. It includes a walk-in shower, toilet, and washbasin, suited for daily use with an accessible layout.

WC

Conveniently positioned on the ground floor, this WC is finished with tiled walls and features a distinctive pedestal wash hand basin, adding character and charm. The space is well laid out for everyday practicality and offers a useful facility for guests, ideally located away from the main living areas.

Master Bedroom

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

The master bedroom measures 4.27 by 4.09 metres and is a calm and spacious retreat. It has a large window that allows in plenty of natural light and features built-in wardrobes for storage. The adjoining ensuite bathroom includes a shower, adding to the comfort and convenience of this room.

Ensuite

9'3x7'0 (2.82m x 2.13m)

The en-suite bathroom is generously proportioned and fitted with a distinctive suite, featuring a deep, statement bath, pedestal wash basin, bidet and WC. Fully tiled in classic white with decorative blue detailing, the space feels bright and clean, complemented by a tiled floor and traditional fittings. A heated towel rail and wall-mounted radiator provide comfort, while the layout offers excellent scope for modernisation or personalisation, making this a practical and characterful en-suite serving the principal bedroom.

Dressing Room

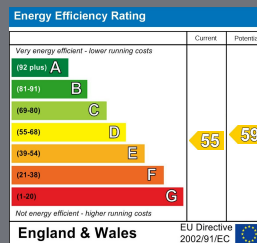
9'3x7 (2.82m x 2.13m)

The dressing room is a beautifully presented and well-proportioned space, thoughtfully arranged with extensive mirrored wardrobes that enhance both light and the sense of space. Soft patterned wallpaper and elegant lighting create a calm, boutique-style feel, while the fitted dressing table provides a practical and stylish area for everyday use. With ample storage and a comfortable layout, this room offers a luxurious and functional addition to the principal suite.

Bedroom 2

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

Bedroom 2 is a spacious double room measuring 4.47 by 4.27 metres, featuring a large window that brightens the space naturally. The room is carpeted and benefits from an ensuite bathroom with a shower, offering privacy and convenience.



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