



Watts Avenue | | Rochester | ME1 1RX

Guide price £1,100,000



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GUIDE PRICE £1,100,00 - £1,200,000

Situated on the prestigious and highly sought-after Watts Avenue, this substantial detached Victorian residence (circa 1880) offers approximately 2,982 sq ft of beautifully proportioned accommodation arranged over multiple floors.

From the moment you step into the welcoming hallway, complete with striking stained glass detailing and period joinery, the home's scale and character are immediately evident. Elegant bay-fronted reception rooms with high ceilings and ornate fireplaces create refined yet comfortable living spaces ideal for both entertaining and family life.

To the rear, the property opens into a bright and expansive kitchen and informal living area — a true heart of the home. Pale wood cabinetry, generous work surfaces and a central island provide practicality, while

- Elegant detached Victorian residence arranged over multiple floors
- South-facing mature rear garden with generous lawn and established planting
- Well-proportioned bedrooms offering flexible family accommodation
- Character features including sash windows, fireplaces and original joinery
- Impressive extended kitchen/breakfast room ideal for entertaining
- Grand reception rooms with high ceilings and period detailing
- Versatile lower ground floor/cellar space with conversion potential (STPP)
- Seamless flow to garden via conservatory / garden room extension

Hallway

The hallway welcomes you with intricate stained glass panels in red, yellow, and blue, set above and around traditional wooden doors. Its warm walls and a classic pendant light create an inviting entrance, leading naturally to the staircase and adjoining rooms. The hallway's spacious layout and period detailing provide a charming first impression of the home.

Drawing Room

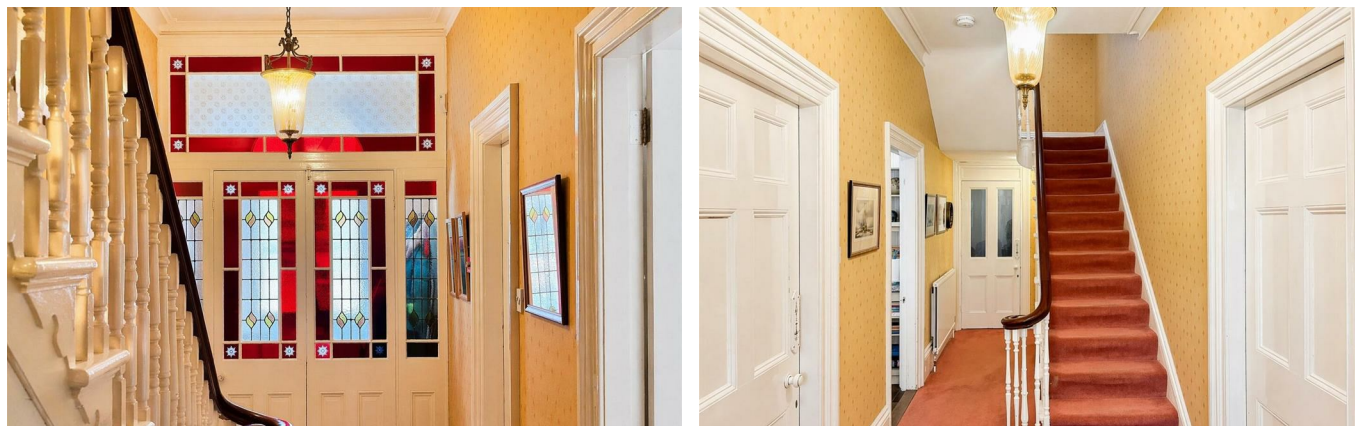
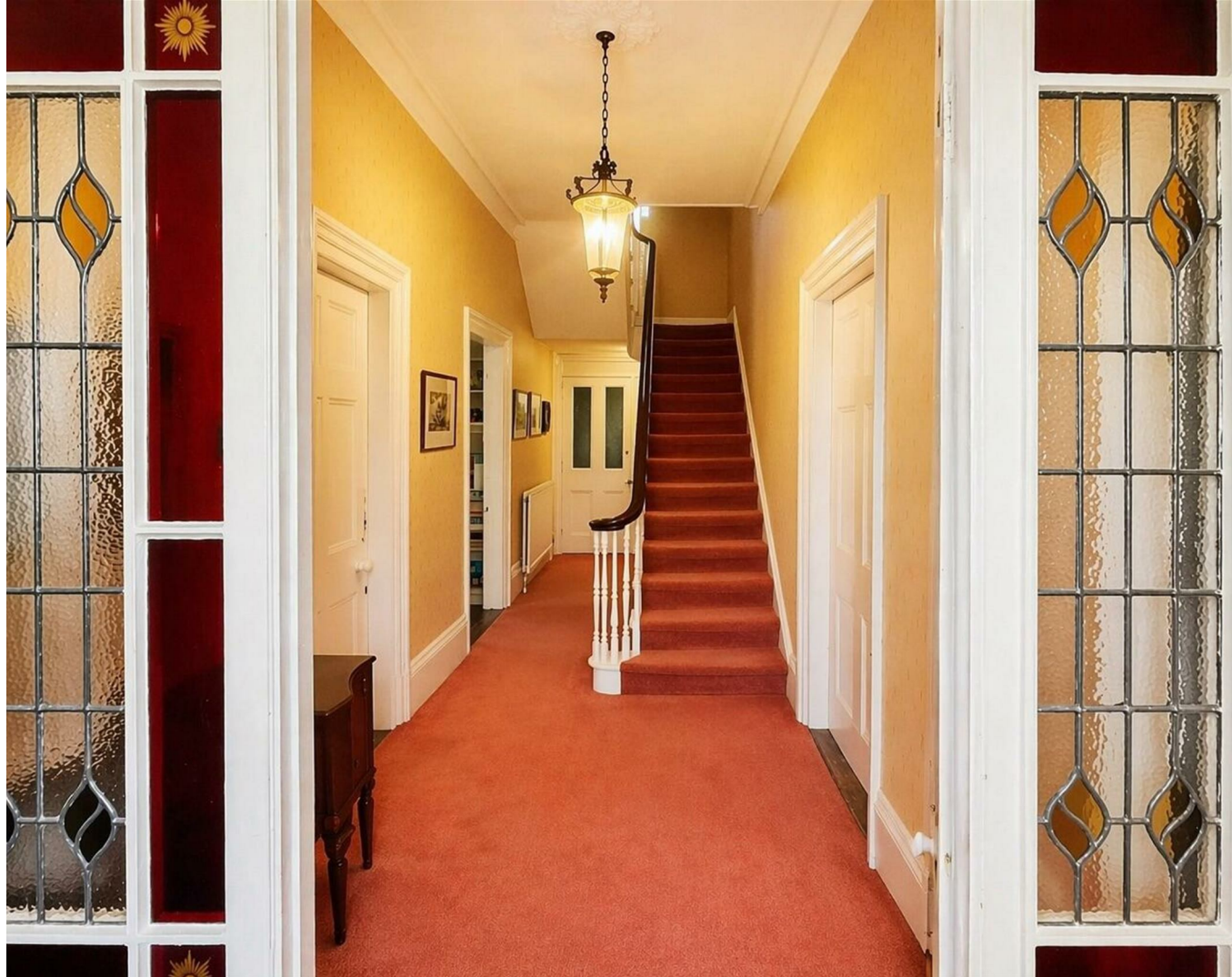
25'4" x 13'8" (7.73 x 4.16)

This elegant lounge is spacious and bright, featuring generous seating arranged to enjoy a fine carved fireplace that adds a classic character and warmth to the room. A large bay window dressed with red curtains allows natural light to fill the space, highlighting the soft, warm tones of the walls and carpet. Traditional wall sconces and chandeliers enhance the welcoming and comfortable atmosphere, perfect for relaxing or entertaining guests.

Lounge

20' x 14'2" (6.10 x 4.32)

This bright and airy sitting room is flooded with daylight thanks to a large central skylight and windows that look out onto the garden. Cream walls and neutral carpets create a fresh and relaxing environment, enhanced by modern recessed lighting and understated wall sconces. Comfortable sofas are arranged for easy conversation, and a piano adds a touch of elegance and charm. French doors provide a seamless connection to the outdoor space, extending the living area during warmer months.





Dining Room

15'10" x 13'3" (4.82 x 4.03)

A well-balanced and inviting dining space, perfectly suited for both everyday meals and more formal occasions, with ample room for a full-sized dining table.

Kitchen

13'3" x 11'7" (4.03 x 3.53)

The kitchen features a classic design with pale wood cabinetry and granite-effect work surfaces, complemented by two sinks and a central island that offers additional preparation space. A green cooker hood adds a subtle pop of colour, while a ceiling fan assists with ventilation. The kitchen flows effortlessly into the dining area, enhanced by a large skylight that fills the space with natural light, and provides direct access to the garden through French doors. The tiled floor is practical and stylish, suitable for a busy family kitchen.

Breakfast Room

13'1" x 16'6" (4.00m x 5.04m)

The dining room impresses with its rich, dark wallpaper and a large bay window that bathes the space in natural light. A traditional wooden dining table, surrounded by matching chairs, sits beneath a classic chandelier. The ornate fireplace with a substantial mantelpiece adds a refined focal point, lending the room a sense of grandeur and formality. This room offers a perfect setting for hosting memorable meals and special occasions.

WC

This compact cloakroom features traditional tiling with a combination of yellow striped wallpaper and blue accents. It is equipped with a toilet and a small corner sink, offering practical convenience on the ground floor.

Master Bedroom

15'10" x 13'3" (4.82 x 4.03)

A generously sized bedroom with rich carpeting and warm yellow and red walls. The large bay window provides abundant natural light, while classic furnishings create a comfortable and inviting sleeping space. The room feels bright and airy, perfectly balancing traditional elegance with homely comfort.

Ensuite

13'3" x 12'1" (4.03 x 3.69)

A modern and functional en-suite serving the master bedroom, fitted with essential sanitaryware and finished in a clean, contemporary style.

Bedroom 2

14'2" x 10'11" (4.33 x 3.34)

This well-proportioned bedroom features soft neutral walls and carpeting, with a large sash window that fills the room with light. A simple desk and a tall glass cabinet add practical storage and workspace, enhancing the room's versatility and comfort.

Bathroom

8'5" x 6'4" (2.56 x 1.94)

The modernised bathroom boasts sleek grey wall tiles and a white suite, including a bath with a glass shower screen and a wall-mounted shower. A contemporary ceiling light and a heated towel rail add to the room's practicality and comfort, while frosted windows ensure privacy.

Bedroom 3

14'2" x 11'7" (4.33 x 3.52)

The bedroom is carpeted in blue, with pastel blue walls that create a calm and restful atmosphere. It includes a wardrobe and chest of drawers, with a large window allowing plenty of daylight to brighten the space.

Bedroom 4

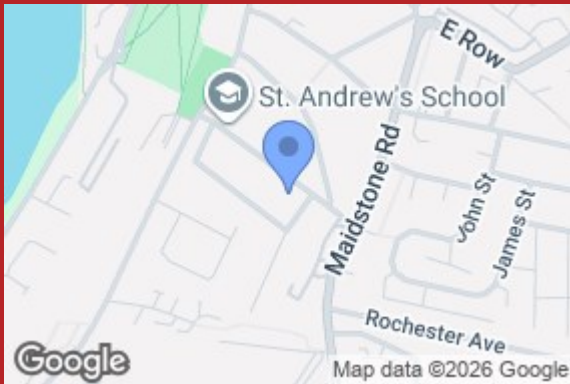
14'7" x 14'2" (4.45 x 4.33)

A bright and spacious attic bedroom featuring neutral carpeting and cream walls. A large window set into the sloping roof offers views and natural light, while pine furniture adds practical storage to the room's cosy atmosphere.

Bedroom 5 / Study

23' x 16'3" (7.02 x 4.96)

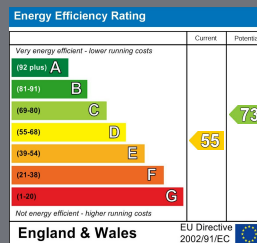
A versatile room on the upper floor currently used as a study and storage area. It benefits from good natural light through a dormer window and has ample floor space for desks, bookshelves, and other furniture. The neutral decor offers a blank canvas for various uses.



TOTAL FLOOR AREA : 3554 sq.ft. (330.2 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 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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