



The Friars
Boley Hill | Rochester | Kent | ME1 1TE

SELLER INSIGHT

“From the moment we discovered The Friars, we were utterly enchanted. This resplendent Grade II Listed Queen Anne townhouse, dating back to 1709, stands in the heart of historic Rochester's conservation area. With its breathtaking views across the trees to the Castle and its grounds, and onward to the Cathedral, living here felt like a privilege—an everyday immersion in the town's rich history and charm.

The house itself is a warm, welcoming retreat. Upon arrival, you're greeted by a stunning, spacious hallway that sets the tone for the entire home. The Friars exudes character—its charm and story unfold quietly through the architectural details and proportions.

Period features throughout lend an air of timeless elegance: wood-panelled walls, sash windows with bespoke shutters, intricate stained glass, and striking fireplaces that offer warmth and atmosphere during winter evenings. The first floor is particularly delightful, with sweeping views, while the house remains wonderfully cool in the summer—a true oasis.

The accommodation is both generous and versatile, currently configured as four bedrooms and three reception rooms, making it perfect for family life, working from home, or entertaining.

We've hosted many unforgettable gatherings here, and the layout is ideal for bringing people together—our dining table has comfortably seated ten. Outside, the rear patio provides a peaceful, shaded space perfect for barbecues, while the front patio, basking in the sun until early afternoon, is a perfect spot for pots, plants, and greenery.

Nestled along a private lane among other beautiful and charming homes, The Friars offers a lovely outlook over a small green. With riverside walks, shops, services, and schools all within easy reach, the location couldn't be better. Additional perks include a garage, two reserved parking spaces, and wonderful neighbours who truly look out for each other. It's difficult to imagine a more special place to call home, and we will miss its unique magic every day.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Fine & Country are delighted to present The Friars, a substantial and highly distinctive townhouse occupying a superb position in the heart of historic Rochester, combining generous and versatile accommodation with Castle views, garage and parking, and exceptional connections to London.

Dating from 1709, this Grade II Listed Queen Anne house retains a remarkable wealth of period character. Wood-panelled rooms, sash windows with bespoke shutters and an impressive collection of fireplaces sit alongside beautifully proportioned rooms to create a home of considerable warmth and individuality. The property occupies an attractive position overlooking mature greenery towards Rochester Castle and Cathedral.

An impressive entrance hall with polished oak flooring and a sweeping staircase immediately establishes the scale and character of the house. The principal reception rooms flow naturally from one another, with the drawing room featuring rich wood panelling, original sash windows and shutters and a bespoke marble open fireplace. The adjoining dining room provides an equally impressive entertaining space, centred around a carved Victorian fireplace with a Chesney wood-burning stove.

The kitchen/breakfast room provides practical everyday living space with an excellent range of cabinetry and integrated appliances and connects conveniently with the adjoining utility room and cloakroom.

The first floor continues the generous proportions of the ground floor. The principal bedroom enjoys elevated views towards Rochester Castle and incorporates a walk-in wardrobe and en suite shower room. A further room, currently used as a home office, features an attractive oriel window and fitted bookshelves, while another beautifully proportioned bedroom is presently arranged as an additional sitting room. The family bathroom retains considerable period character, including a cast-iron fireplace, and offers scope for sympathetic updating to suit individual taste.

Two further generous double bedrooms occupy the second floor, both enjoying far-reaching rooftop and Castle views and providing excellent accommodation for family, guests or flexible home working.

Below the principal accommodation is an extensive multi-chamber cellar with wine store. Exposed brickwork, traditional brick and cobbled flooring, and two leaded stained-glass windows give the space a strong sense of the house's history, while providing exceptionally useful storage and ancillary space.





Outside

To the front, a paved terrace enclosed by iron railings and planting provides useful private outdoor space overlooking the green.

To the rear is a small paved service courtyard, providing light to the kitchen and practical ancillary space for everyday use.

A tandem garage provides secure covered parking, complemented by two additional allocated parking spaces immediately outside the property – a particularly valuable feature for a historic town-centre home.

Location & London Connections

The Friars occupies one of Rochester's most attractive historic settings, just moments from the characterful High Street and its independent shops, cafés, restaurants and bars.

An exceptional choice of green spaces is also within easy walking distance, including the Castle grounds, The Vines, Esplanade Gardens and Churchfields, providing a variety of places for walking, recreation and enjoying the outdoors without the upkeep of a large private garden.

Rochester station is approximately a seven-minute walk from the house, with the route taking you past Rochester Castle and Cathedral and past the historic High Street. From there, rail connections are unusually comprehensive, with direct services to London St Pancras International, Stratford International, Victoria, London Bridge, Blackfriars and Cannon Street. High-speed services reach St Pancras in approximately 35 minutes, making central London readily accessible for commuting and leisure.

Car-free weekend escapes are equally easy, with direct services from Rochester to the Kent coast including Whitstable, Herne Bay, Margate, Broadstairs and Ramsgate.

Road connections are also excellent, with convenient access to the A2, M2 and M20, providing straightforward links across Kent, towards London and to the wider motorway network.

The area is also exceptionally well served for education, with highly regarded grammar and independent schools including King's School Rochester, Rochester Grammar School and Sir Joseph Williamson's Mathematical School.

A Rare Combination

The Friars offers an unusual combination: the scale and architectural character of a significant period house, the convenience and walkability of historic Rochester, garage and additional parking, easy access to an exceptional choice of green spaces, and fast rail connections to central London.

Freehold

Council Tax Band G

EPC D

For mobile phone coverage in the area please look online

Standard Broadband is available at the property for more information please look online

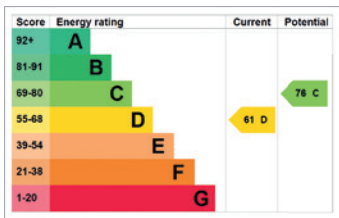
Grade II Listed

Property is in a conservation area

Utilities:- Electric / Gas / Mains Water / Mains Drainage / Broadband

Guide price £965,000





The Friars, Boley Hill, Rochester, ME1

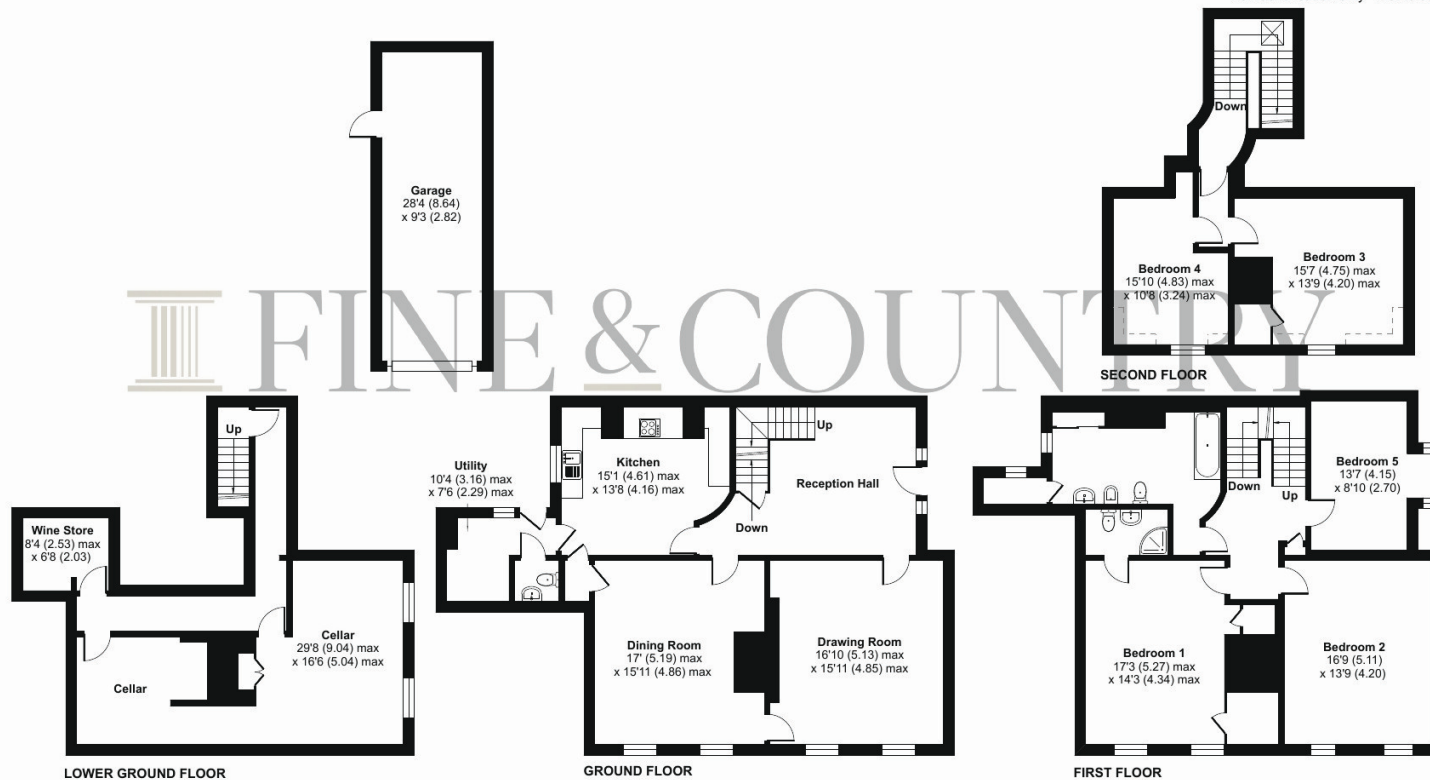
Approximate Area = 3126 sq ft / 290.4 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Garage = 262 sq ft / 24.3 sq m

Total = 3407 sq ft / 316.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Fine & Country (Kent). REF: 1448432



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd) 36 King Street, Maidstone, Kent ME14 1BS. Printed 22.05.2026



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