



King Edward Road | | Rochester | ME1 1UB

Guide price £1,400,000



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King Edward Road, Rochester, Kent – Guide Price £1,250,000 - £1,350,000

A substantial Arts & Crafts style Victorian house for sale in Rochester, extending to over 3,100 sq ft and offering exceptional space, flexibility and high-spec modern living. Positioned on one of Rochester's most desirable roads, this unique home is one of only four of its type and benefits from a rare Victorian rear extension, creating a significantly larger layout than neighbouring properties.

The ground floor delivers outstanding family living, centred around a 40ft open-plan reception room and a stunning kitchen/dining/family space with direct access to a south-facing garden. Original Victorian doors allow flexible living, while the kitchen features quartz worktops, premium AEG appliances, boiling and filtered water tap, two ovens, two dishwashers and extensive storage. Bi-fold doors enhance natural light and indoor-outdoor living.

Arranged across four floors, including a usable basement, this impressive family home in Rochester offers seven bedrooms, a home office, dressing room and additional reception space. The top floor provides a semi self-contained suite with lounge and kitchenette, ideal for multi-generational living or guests, with views towards Rochester Cathedral.

Bathrooms are finished in marble and limestone with Burlington fittings, including freestanding baths, separate showers and additional WCs.

The property has been fully modernised with updated electrics and plumbing, pressurised hot water, zoned Google Nest heating and enterprise-grade Ubiquiti WiFi.

Externally, the private rear garden enjoys a southerly aspect, while the front provides driveway parking and an integral garage.

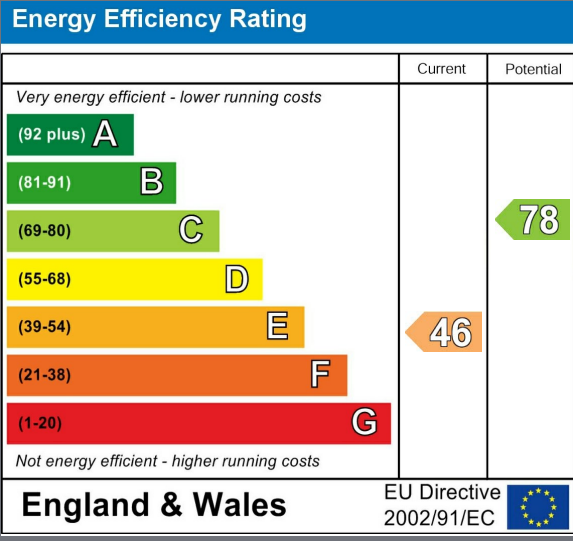
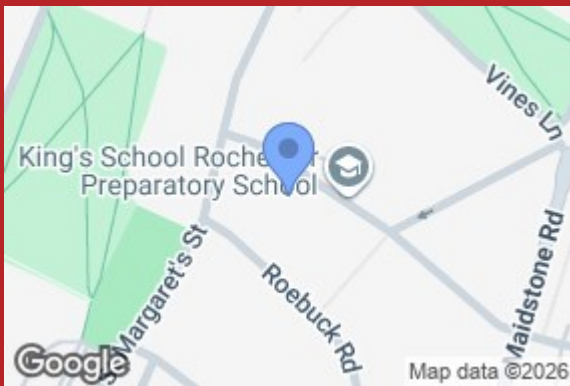
Located in the heart of Rochester, Kent, just 5 minutes from the High Street and 9 minutes from Rochester station, with high-speed trains to London St Pancras, Victoria and London Bridge in approx. 36 minutes—ideal for commuters.





- Approx. 3,120 sq ft of extensively renovated accommodation
- One of only four homes of this type on King Edward Road
- Seven bedrooms with highly flexible layout
- 40ft open-plan reception room
- Exceptional kitchen and family space with garden access
- Integral garage, basement and driveway
- Semi self-contained top floor with lounge/kitchenette
- Private south-facing garden
- Walking distance to mainline station with high-speed services to London, High Street and schools





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