



River View
5 Priestfields | Rochester | Kent | ME1 3AG

FINE & COUNTRY

Seller Insight

“ 5 Priestfields has been our much-loved home for the past 13 years. What first drew us to it was the combination of its location and generous size, which suited our growing family perfectly at the time. The house itself has a unique heritage, built by the Paymaster of the Navy, and the boat-shaped site has always felt like a charming and fitting detail.”

“During our time here, we’ve spent many hours transforming the garden. What was once a shaded, wooded area is now open and light, with an allotment and greenhouse at the bottom of the garden it’s been a real labour of love.”

“My favourite space is the lounge, which feels like the true heart of the home. My husband’s favourite is his music room which is in the annex. Together, these rooms reflect our personalities we love spending time in them - although we have thoroughly enjoyed every room within the house.”

“We’ve hosted charity opera evenings in our garden, with over 100 people gathered, and the views over the river provided the most stunning backdrop. As a keen gardener, I’ve found great happiness in tending it.”

“This home has always been perfect for entertaining, with a natural flow that makes it easy to gather family and friends. Over the years it has been the setting for barbecues, Christmas celebrations, and many special occasions - there has always been plenty room for everyone.”

“The community here is equally special. We’ve lived in the area since the 1980s and have always loved the vibrancy of Rochester. The schools are excellent, there is always plenty to get involved in, and the warmth of the local people has been such a blessing. From the wonderful bowling club that attracts visitors from far and wide, to the many societies and events, there is something here for everyone. It has always felt welcoming, and I have never once felt lonely.”

“What we will miss most when we leave are the garden, the space, and the privacy this home has given us. We aren’t leaving the area - which speaks volumes about how much we love it here - we are simply ready to downsize. This has been a beautiful family home, filled with happy memories. We’ve enjoyed it to the fullest, and now it is time for the next chapter.”*

* These comments are the personal views of the current owners 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

River View

Fine & Country presents River View, a substantial six-bedroom family home on Priestfields, one of Rochester's most desirable residential roads. This characterful property offers generous living space including an adaptable one-bedroom annexe. With highly regarded grammar schools close by and the vibrant historic High Street within walking distance, the location combines heritage, community, and excellent rail links into London.

The home stands on a distinctive boat shaped plot and has been cherished by the same family for more than a decade. Its well-proportioned rooms flow naturally, creating a home that is ideal for entertaining and everyday life.

The ground floor includes a formal dining room, sitting room with conservatory beyond, an additional lounge, kitchen with utility and a cloakroom. Across the upper floors are six bedrooms, with the principal suite enjoying its own en suite, while the family bathroom serves the remaining rooms. The annexe provides outstanding flexibility, with its own sitting room and kitchen on the ground floor and a staircase leading to a bedroom and bathroom above. It can be enjoyed independently or fully integrated with the main house.



Annexe



Annexe



Annexe



Annexe



Step outside

River View

The gardens are extensive, landscaped to include sweeping lawns, a greenhouse, an allotment, and a large, decked terrace that is perfect for outdoor entertaining and al fresco dining.

To the front, the property benefits from ample off-road parking for several vehicles together with an integrated single garage.

Priestfields remains one of Rochester's most desirable addresses and River View offers a rare opportunity to secure a substantial family home in this prestigious setting, ready to be reimagined for the next chapter.

Freehold

Council Tax Band Main House G

Council Tax Band Annex A

EPC Rating House E

EPC Rating Annex C

For mobile phone coverage in this area please look online

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

Utilities:- Electric / Gas / Mains Water / Mains Drainage / Cable TV or Satellite / Telephone / Broadband

There are Covenants - Please enquire for more information

Guide price £900,000 – £950,000

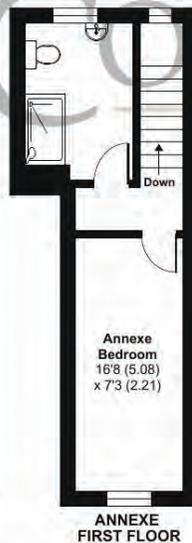


Priestfields, Rochester, ME1

Approximate Area = 2685 sq ft / 249.4 sq m
 Limited Use Area(s) = 43 sq ft / 3.9 sq m
 Garage = 138 sq ft / 12.8 sq m
 BBQ Area = 96 sq ft / 8.9 sq m
 Total = 2962 sq ft / 274.9 sq m

For identification only - Not to scale

Denotes restricted head height



Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		72 C
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1350379

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 © 2025 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 03.10.2025



Fine & Country
Tel: +44 (0)1732 222272
westmall@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

