



St. Margarets Street | | Rochester | ME1 3BJ

£900,000



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A rare opportunity to acquire this exceptional detached post-war Modernist home, beautifully positioned on one of Rochester's most prestigious roads with spectacular views across the River Medway.

Built circa the 1950s, this architect-designed residence offers versatile accommodation extending to five/six bedrooms, generous reception spaces and an abundance of natural light, creating a home that is both architecturally significant and perfectly suited to modern family living.

Designed for entertaining, the spacious living and dining areas flow effortlessly towards the beautifully landscaped rear gardens and elevated terraces, where breathtaking river and countryside views provide an ever-changing backdrop throughout the seasons. The mature gardens offer excellent privacy while remaining just a short walk from Rochester High Street and the mainline station with high-speed services to London.

- Detached
- Post-war Modernist house
- Off street parking
- River views
- Architect designed home
- Period modern architecture

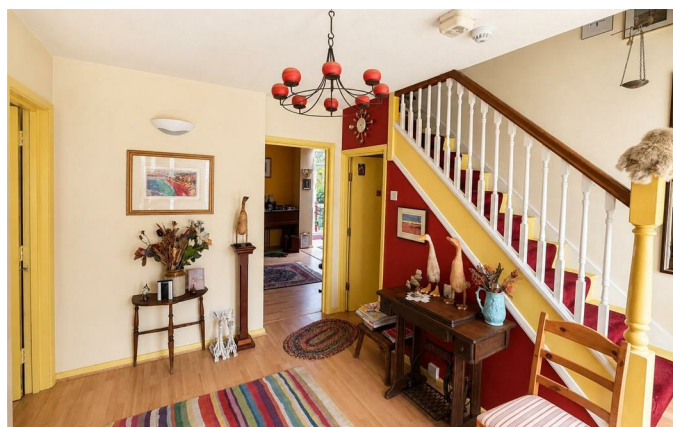
Entrance Hall

The entrance hall welcomes you with warm wooden flooring and a charming staircase, creating an inviting first impression. A bright hallway leads off, connecting the ground floor rooms and offering a sense of spaciousness and flow throughout the home.

Kitchen

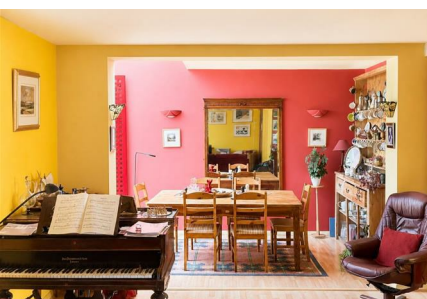
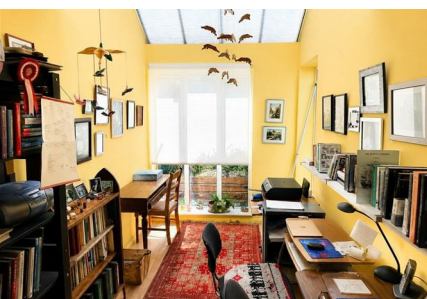
14'2" x 13'3" (4.32m x 4.03m)

A bright and airy kitchen offers a practical yet inviting space, with white cabinetry complemented by wooden work surfaces. The kitchen benefits from natural light through a large window and includes a range cooker and a central island with a stove hob, adding to its functionality. There is also a handy utility area adjacent, featuring ample storage and space for laundry appliances beneath a glazed roof, enhancing the light and utility of the space.



An Exceptional Post-War Modernist Home with River Views, Wine Cellar & 5/6 Bedrooms

Occupying one of Rochester's most prestigious residential addresses, this remarkable detached post-war Modernist residence, believed to have been constructed during the 1950s, represents a rare opportunity to acquire an architect-designed home that combines architectural significance with outstanding family accommodation and spectacular views across the River Medway.



Sitting Room

33'8" x 21'0" (10.26m x 6.39m)

The sitting room is a generously proportioned, bright and welcoming space featuring a red sofa and large glass doors that open onto the garden, allowing natural light to flood in. This room has a warm yellow colour scheme and contains a piano, a dining area with a wooden table, and an adjoining sunroom or conservatory area with floor-to-ceiling glass panels and red walls, offering a delightful space to enjoy the garden views and relax. The room is further enhanced by assorted rugs and classic furnishings, creating a homely and inviting atmosphere.

Drawing Room

16'10" x 8'2" (5.14m x 2.50m)

The drawing room presents a cosy setting with a red accent wall and wooden flooring, making it a perfect retreat for quiet moments. It has a more intimate feel compared to the sitting room, with a window providing natural light and a neat collection of furniture to suit both relaxation and formal occasions.

Master Bedroom

13'3" x 11'11" (4.03m x 3.64m)

The first-floor master bedroom is a bright and spacious room with built-in wooden wardrobes and access to a narrow balcony that overlooks the garden. It has a warm, inviting feel with wooden flooring and large windows that frame views of the surrounding greenery. Two further bedrooms on this floor vary in size, each with ample natural light, with one featuring wooden flooring and the other carpeted. A bathroom and separate WC complete this floor.

Bedroom 2

13'1" x 10'6" (3.98m x 3.20m)

Bedroom 2 is a welcoming room with carpeted flooring and a large window that fills the space with natural light. It is a versatile space suitable for various uses, positioned conveniently close to the stairs and other bedrooms.

Bedroom 3

9'2" x 8'2" (2.79m x 2.48m)

Bedroom 3 is a smaller, cosy room with carpeted flooring and a window, ideal for a child's room, guest room or study space. It is located at the end of the first-floor landing, close to the bathroom and WC.

Bedroom 4

16'0" x 9'10" (4.88m x 2.99m)

The second floor features two bedrooms and a bathroom. The larger bedroom is a spacious room with carpeted flooring and a window offering garden views. The smaller bedroom is compact and practical, also carpeted and well-lit. The bathroom includes a shower, basin, and WC with a simple design and blue wall accents.



Bedroom 5

11'11" x 8'10" (3.64m x 2.69m)

Bedroom 5 is a comfortable room suited for a single bed or use as a study/office, featuring carpet flooring and a window allowing natural light. It is positioned adjacent to the second bedroom on this floor and near the stairs.

Bathroom

8'6" x 6'4" (2.60m x 1.93m)

The family bathroom on the second floor features a combination of a bath and separate shower, with white sanitary ware and wood-style flooring. A window provides natural light, and the room benefits from blue painted walls that add character and complement the fittings.

WC

4'5" x 4'0" (1.36m x 1.22m)

A separate WC on the first floor is neatly appointed with light yellow walls and a wooden toilet seat, providing a convenient additional facility close to the bedrooms.

Study

The study is a bright and compact room flooded with natural light from a large roof window and glass-fronted wall overlooking the garden. It is filled with bookshelves and furniture, creating a focused work or reading space with views onto the greenery outside.

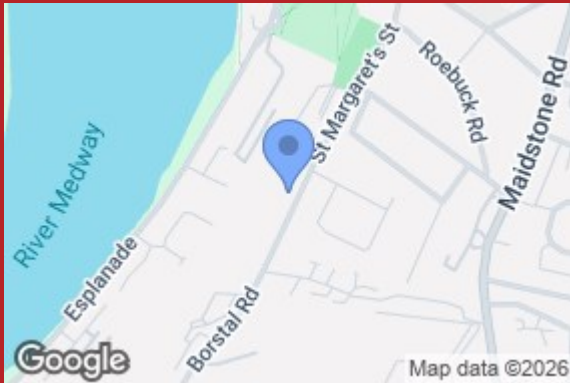
Cellar

The cellar is accessed by a striking spiral staircase lined with racks for wine storage, offering an impressive and practical space for wine lovers. It is neatly finished in light stone with ample capacity for an extensive wine collection.

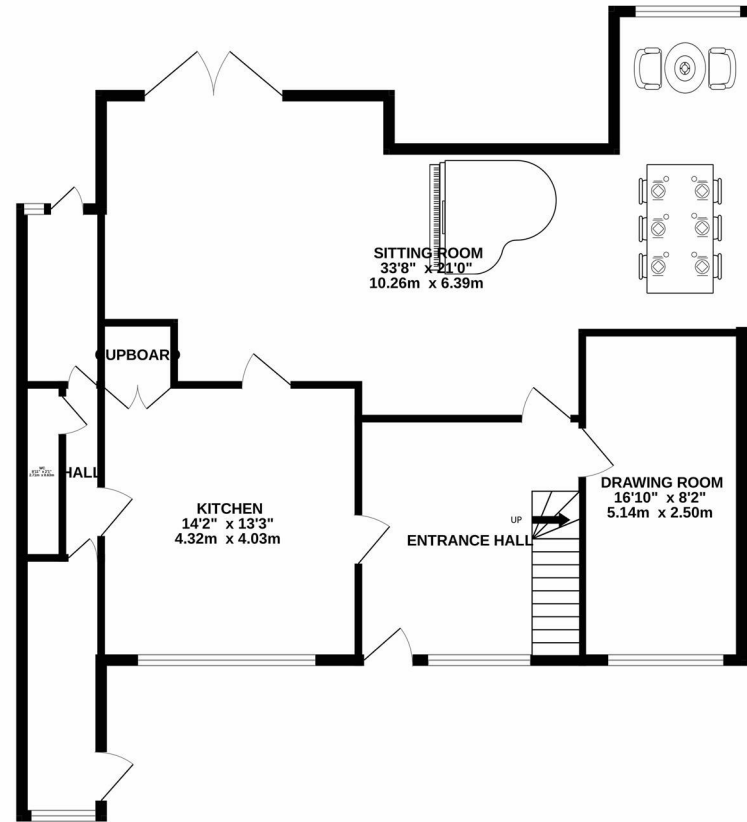
Rear Garden

The rear garden is a beautifully maintained space featuring a raised wooden decking area for outdoor seating and dining. Beyond this, the garden slopes gently with gravelled sections and mature planting, including a variety of trees, blossoming shrubs, and well-tended flower beds. A charming garden gazebo sits nestled among the greenery, creating a peaceful retreat surrounded by nature and offering stunning views over the neighbouring landscape.





GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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