



Rochester Road | Halling | Rochester | ME2 1AH

Offers invited £1,000,000



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Nestled on Rochester Road in the charming village of Halling, this impressive detached house offers a remarkable blend of space and comfort, perfect for family living. Spanning an expansive 4,015 square feet, the property boasts six generously sized bedrooms, providing ample accommodation for both family and guests.

The heart of the home features three well-appointed reception rooms, ideal for entertaining or enjoying quiet evenings with loved ones. Each room is designed to create a warm and inviting atmosphere, making it easy to envision gatherings and celebrations in this splendid space.

With three bathrooms, morning routines and family life are made effortless, ensuring that everyone has

- 6 spacious bedrooms
- 3 modern bathrooms
- 3 reception rooms
- Detached house
- Approx. 1 Acre west-facing garden
- Convenient motorway access
- Beautiful rural village views
- Close to local station
- Outdoor swimming pool

Lounge/Dining Room
27'8" x 24'3" (8.43 x 7.40 m)

Kitchen/Breakfast Room
16'8" x 15'1" (5.08 x 4.58 m)

Utility Room
12'4" x 6'8" (3.76 x 2.04 m)

Dining Hall
38'3" x 17'9" (11.66 x 5.41 m)

Study
11'5" x 10'1" (3.49 x 3.08 m)

Bedroom 5
14'8" x 13'10" (4.47 x 4.22 m)

Bedroom 6
11'6" x 11'0" (3.50 x 3.35 m)

Bathroom (Ground Floor)
10'3" x 9'7" (3.12 x 2.93 m)

WC

Master Bedroom
14'0" x 13'5" (4.27 x 4.09 m)

Ensuite
9'3" x 7'0" (2.82 m x 2.13 m)

Dressing Room
9'3" x 7 (2.82 m x 2.13 m)

Bedroom 2
14'8" x 14'0" (4.47 x 4.27 m)

Bedroom 3
14'8" x 9'6" (4.47 x 2.91 m)

Bedroom 4
12'0" x 9'6" (3.66 x 2.91 m)

Bathroom (First Floor)
10'8" x 9'6" (3.25 x 2.91 m)

Garage and Workshop
17'6" x 13'2" (garage) / 34'3" x 16'9" (workshop)
(5.33 x 4.01 m (garage) / 10.45 x 5.11 m (workshop))

Rear Garden



TOTAL FLOOR AREA: 4863 sq ft (453.2 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows and any other items are approximate. 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 prospective purchasers. The dimensions given are approximate and have not been tested and no guarantee as to their operability or efficiency can be given.
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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

2B Crow Lane
Rochester
Kent
ME1 1RF
01634 829080

admin@machin-lane.co.uk
<https://www.machin-lane.co.uk/>