



51 St. Margaret's Street

Rochester, ME1 1UG

GREENLEAF PROPERTY SERVICES proudly introduce this stunning detached double-aspect residence to the market, in the highly sought-after "Golden triangle" location of ME1 Rochester, available with NO ONWARD CHAIN! Built approx 1898, and bursting with character, original features, versatility, space and classic Victorian style throughout, this beautifully presented and much loved family home really needs to be seen to be appreciated. Benefits include four double bedrooms-with the additional bonus of a spacious loft room offering potential for use as a fifth bedroom subject to usual permissions, an impressive hallway with separate lounge and dining rooms, utility room, en-suite, beautifully established yet low maintenance gardens, and off road parking for two cars. Properties of this calibre and location are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Hallway giving access to lounge, dining room, kitchen, utility room, WC, study/garden room and stairs up to the first floor; The split-level upstairs landing gives access to four double bedrooms, an en suite and family bathroom, WC, and removable wooden staircase to the spacious loft room. There is a useful hard-standing storage area to the rear, a pretty courtyard garden to one side, and the beautifully established lawn garden is accessed via the study/garden room.

Located opposite the beautiful St Margaret's Church, a short walk away from highly regarded schools for all age groups including the renowned Kings and St Andrews private schools, the station with 35 minute fast trains to London St Pancras, and the historic High Street offering a wealth of cafes, bars, restaurants and boutiques, as well as the famous cathedral and Norman castle are all within walking distance. A2/M2/M20 road links to London and coast are all close by, as are beautiful river walks, and the nearby ever-green Vines open space.

Price Guide £950,000

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- CHARACTERFUL DETACHED VICTORIAN RESIDENCE OVER 2000 SQ FT APPROX
- DOUBLE ASPECT WITH OFF ROAD PARKING
- WALK TO HIGHLY REGARDED PRIVATE AND STATE SCHOOLS
- EPC GRADE C / COUNCIL TAX BAND F / FREEHOLD
- FOUR DOUBLE BEDROOMS, EN-SUITE, AND LOFT ROOM WITH POTENTIAL
- ATTRACTIVE AND ESTABLISHED LOW-MAINTENANCE GARDENS
- WALK TO HISTORIC HIGH STREET, CASTLE, CATHEDRAL AND RIVER
- BEAUTIFULLY PRESENTED THROUGHOUT WITH NO ONWARD CHAIN
- RECENT ROOF CHECK AND EXTERIOR REFRESH/ RECENT NEW BOILER
- WALK TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON / CLOSE TO ALL A2/M2/M20 ROAD LINKS

Entrance Porch

5'10" x 3'5" (1.8m x 1.05m)
Useful entrance porch with feature tiled flooring, cornices and dado rail, window to side.

Hallway

21'5" x 5'10" (6.55m x 1.8m)
Impressive and spacious hallway with feature tiled flooring and neutral decor, dado rails and high ceiling with cornices, giving access to all ground-floor rooms, under-stairs cupboards, and door to rear.

Lounge

15'1" x 12'7" (4.6m x 3.85m)
Great size lounge with stylish neutral carpet and decor, working feature fireplace and surround, picture rails and coving, triple sash windows to front offering much natural light.

Kitchen

12'11" x 11'5" (3.95m x 3.5m)
To rear of lounge, (and therefore offering the potential to perhaps knock through to create a substantial kitchen/diner), spacious and light kitchen/breakfast room with generous range of neutral wall and floor cupboards with contrasting vinyl worktops, partial splashback tiles, "tile-effect" vinyl flooring, built-in wine rack, fan light and two new sash windows either-side of the built-in cupboard. An open doorway leads into the utility room from here with access to the courtyard garden also.

Utility Room

8'10" x 6'4" (2.7m x 1.95m)
Useful utility room with wooden worktops and wall cupboards, tiled flooring and downlighters, butler sink with white splashback tiles, space and plumbing for washing machine, fridge-freezer and dryer, further built-in cupboard.

Dining Room

16'0" x 12'7" (4.9m x 3.85m)
Another good size room to front of property, with triple sash windows to front, feature fireplace and surround, attractive neutral carpet and decor with dado rail and cornicing.

Garden Room/Study

12'3" x 10'5" (3.75m x 3.2m)
Lovely room to rear of property giving access to the garden, windows to side and rear, dado rail and stylish decor, large built-in cupboard, potential for a variety of uses subject to new owners wishes.

WC/Cloakroom

6'4" x 6'2" (1.95m x 1.9m)
Spacious WC/cloakroom with white WC and basin, feature tiled floor, window, built-in wardrobes to one wall, partially panelled walls with attractive neutral decor.

Half Landing

5'1" x 3'5" (1.55m x 1.05m)
With sash window to rear, access to bathroom and WC from here, a few steps lead up to the main landing and access to bedrooms.

Landing

14'3" x 5'10" (4.35m x 1.8m)
Spacious and light landing giving access to four double bedrooms,

en suite, and removable wooden staircase up to the loft room. With neutral carpet, decor and dado rail.

Bathroom

10'4" x 6'4" (3.15m x 1.95m)
Good size room with white suite consisting of bath with shower over, basin, built-in airing cupboard housing the recently new boiler, recently new sash window to side, partially panelled walls with dado rail and white tiles with decorative border to bath area, exposed painted floorboards.

WC

4'9" x 2'11" (1.45m x 0.9m)
With white WC, partially panelled walls, dado rail, exposed painted floorboards.

Master Bedroom

19'0" x 14'11" (5.8m x 4.55m)
Impressive master bedroom with four sash windows to front of house overlooking St Margaret's Church, and a further window to side offering lots of natural light. With neutral carpet and decor, picture rails and cornicing, partial river views, space and potential for an en suite subject to usual permissions and new owners wishes.

Bedroom Two

16'0" x 12'9" (4.9m x 3.9m)
Good size double bedroom with triple sash windows to front of property overlooking St Margaret's Church, neutral carpet and decor, picture rails, and original feature fireplace and surround.

En-Suite

5'2" x 4'7" (1.6m x 1.4m)
Recently refurbished en-suite shower room with walk in shower, basin and vanity, vertical chrome radiator, downlighters, white wall tiles and contrasting grey floor tiles.

Bedroom Three

12'9" x 11'5" (3.9m x 3.5m)
Further spacious double bedroom with fitted basin, neutral carpet and decor with feature wall, dado rails and coving, window to side.

Bedroom Four

12'9" x 10'5" (3.9m x 3.2m)
Currently used as and office, another good size double bedroom with window to side, picture rails, attractive neutral carpet and decor.

Loft Room/Bedroom Five Potential

15'8" x 13'1" (4.8m x 4.0m)
Removable wooden steps lead up to this spacious and useful loft room, currently with neutral carpet and decor, Velux window to rear, and original dormer window to front affording fantastic river views. There are two large eaves storage areas either side of this room both with doorway access, and whilst currently used as a useful spare room for the family, there is potential to create a large double bedroom number 5, subject to usual permissions and the new owners wishes.

Loft Storage Room 1

13'1" x 7'6" (4.0m x 2.3m)
Large useful eaves storage area to side of room.

Loft Storage Room 2

13'1" x 7'10" (4.0m x 2.4m)
Further useful eaves storage area to side of room.

Gardens and Patio

A paved patio area leads to the beautifully established, private and well tended lawn garden with a range of plants, shrubs and flowers, and central tree feature. There is a pond, a large workshop with power and light, further storage sheds, gate to the front of the house, and open access to the useful covered storage area to rear of property. To the other side of the house there is a lovely private cobbled courtyard garden area, perfect for enjoying the afternoon sun, with a gate leading to the off road parking.

Off Road Parking

Off road parking for two cars directly to side of property, with gate into the attractive courtyard garden area. A garage was formerly located here, and therefore presents the potential to reinstate subject to new owners wishes and usual permissions.

Agents Note 1

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note 2

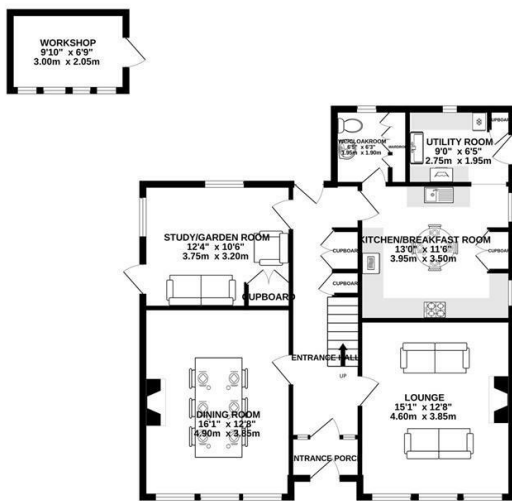
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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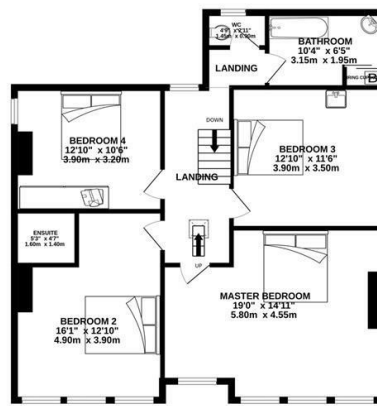




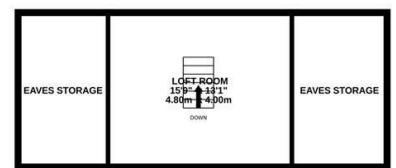
GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



1ST FLOOR
907 sq.ft. (84.3 sq.m.) approx.



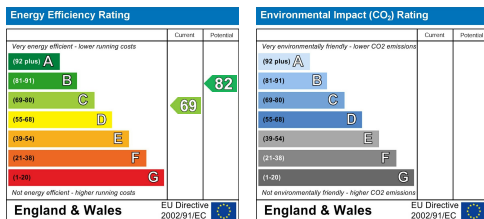
2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 2293 sq.ft. (213.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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