

Ayda Mae Cottage Grain Road

Rochester, ME3 0DU

GREENLEAF are delighted to introduce this immaculately presented detached property to the market, on the semi-rural Isle of Grain, Rochester, ready for immediate occupation and available with NO ONWARD CHAIN. Boasting four double bedrooms, two en suites, beautiful family bathroom, and a stunning open-plan kitchen/lounge/diner with two sets of double patio doors out to the great size garden, this impressive property would suit a growing family looking for more space, or equally those looking to downsize but still have space for visiting family. The property further benefits from the remaining 5 year warranty, EV charging point, fully integrated kitchen, a peaceful country location with nearby coastal walks, and ample off road parking.

The layout briefly consists of: Good size hallway giving access to two double bedrooms, family bathroom, stairs up to first floor, and double-doors through to the spacious and light open-plan lounge/diner/kitchen. The upstairs landing gives access to two further double bedrooms both with en suites and panoramic views, and a great size storage room running the full width of the property. To the rear a good size private patio and newly laid lawn garden awaits, with access to the front of property from both sides.

With countryside views to the front, and far reaching River Thames views to the rear, Grain offers quality local schools for all age groups and a wide range of local amenities, whilst Rochester, Higham and Strood High Streets are a short drive away, with stations offering high speed train services to London, and a wealth of restaurants, shops, amenities and further top quality schools. Built to a high specification with quality fixtures and fittings throughout, this outstanding and deceptively spacious home is ready to move into and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £449,950

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- DETACHED PROPERTY
- BESPOKE HIGH-QUALITY NEW BUILD IN 2022 WITH REMAINING WARRANTY
- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS /FAMILY BATHROOM AND TWO EN SUITES
- GREAT SIZE OPEN-PLAN KITCHEN/DINER/LOUNGE
- GOOD SIZE GARDEN / AMPLE OFF ROAD PARKING WITH EV CHARGING POINT
- POTENTIAL FOR FURTHER OUTBUILDINGS
- SEMI-RURAL COUNTRY LIFE WITH COASTAL WALKS AND RIVER VIEWS
- SHORT DRIVE TO ROCHESTER/MEDWAY TOWNS, SCHOOLS AND AMENITIES
- EPC GRADE B / COUNCIL TAX BAND E / FREEHOLD

Hallway
16'8" x 5'1" (5.1m x 1.55m)
Good size hallway with grey carpet, white walls and downlighters running through the centre of the property giving access to two double bedrooms, family bathroom, under-stairs cupboard, stairs up to first floor, and double doors opening into lounge/kitchen/diner.

Bedroom Three
12'1" x 11'7" (3.7m x 3.55m)
Double bedroom, grey carpet and white walls, radiator, window to front of property.

Bedroom Four
11'5" x 11'1" (3.5m x 3.4)
Double bedroom, grey carpet and white walls, radiator, window to front of property.

Family Bathroom
12'3" x 9'2" (3.75m x 2.8m)
Beautiful spacious bathroom with white suite consisting of roll top bath, separate shower with white metro wall tiles, basin and WC, grey wood-effect vinyl flooring with white walls, radiator and window to side of property.

Lounge Area
17'8" x 16'0" (5.4m x 4.9m)
Great size lounge open plan to the kitchen/dining area, with grey carpet and white walls continued, patio doors out to garden allowing lots of natural light in, a beautiful space to relax and enjoy.

Kitchen/Diner Area
21'3" x 11'1" (6.5m x 3.4m)
Very impressive fully integrated kitchen with grey wood-effect quality vinyl flooring, grey gloss wall and base units with white metro-tile splashbacks and contrasting grey worktops, integrated fridge-freezer, washing machine, dish-washer, electric oven and hob, chrome fixtures and fittings, downlighters and Vaillant combi boiler. The generous breakfast bar separates the kitchen and dining areas, which is in turn open-plan to the lounge. Double patio doors open onto the garden allowing lots of natural light with a further window to the side of the property.

Landing
13'5" x 6'0" (4.1m x 1.85m)
Attractive dog-leg stairs lead up to the good size landing with grey carpet and white walls continued, access from here to two further double bedrooms both with en suites, and a large storage room to the rear.

Master Bedroom
13'9" x 9'10" (4.2m x 3.0m)
Double bedroom with grey carpet and white walls continued, window to rear of property offering stunning far-reaching country views out towards the River Thames, and access into the en suite.

En Suite One
7'4" x 7'2" (2.25m x 2.2m)
Good size en suite with striking wood-effect LVT flooring, corner shower with white metro tiles, basin/vanity, and WC, downlighters, vertical chrome radiator, and window to side of property.

Bedroom Two
12'1" x 9'10" (3.7m x 3.0m)
Double bedroom with grey carpet and white walls continued, window to rear of property offering stunning far-reaching country views out towards the River Thames, and access into the en suite.

En Suite Two
12'1" x 9'10" (3.7m x 3.0m)
Further en suite with impressive wood-effect LVT flooring, corner shower with white metro tiles, corner hand basin and WC, downlighters, vertical chrome radiator, window to side of property.

Loft Storage Room
27'4" x 8'2" (8.35m x 2.5m)
Great storage space running the full width of the property, fully boarded with power and light, pressurised cylinder housed here.

Garden
Fully fenced good-size private garden with ample patio area and access to the front of the house from both sides of the property, large lawn with shingle area to one side, and far reaching views with the River Thames in the distance. Potential to add a variety of further outbuildings subject to the new owners wishes and usual permissions.

Front of Property
Attractive looking modern property, offering truly spacious interior accommodation and versatility, with ample off road parking to the front for three or four cars, side access to rear of property from both sides, and far reaching countryside views. Also fitted with EV charging point and outside security lights.

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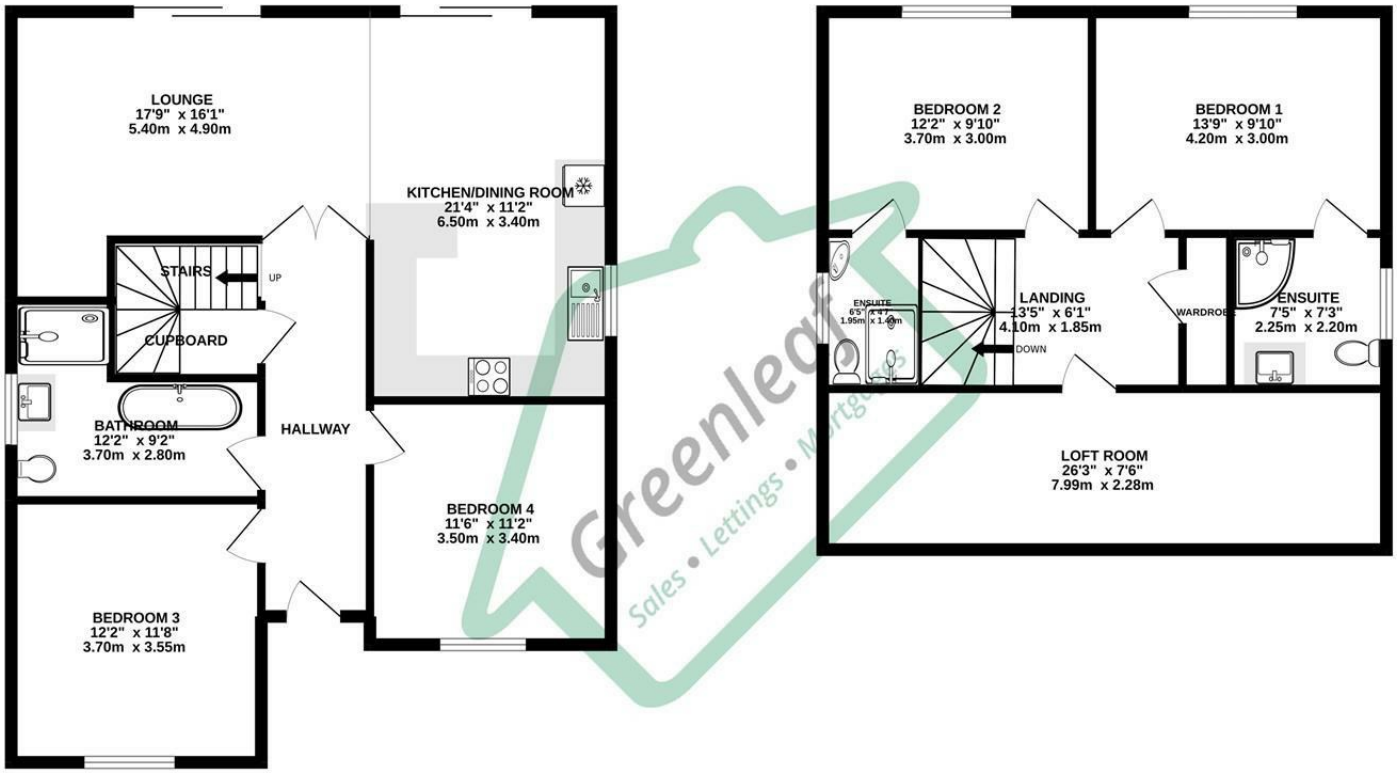




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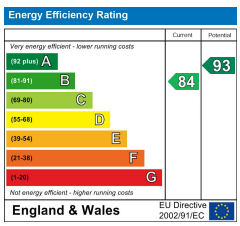
GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.

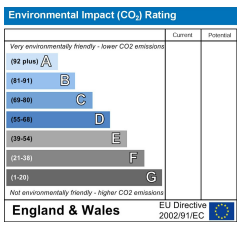
1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.4 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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