



Crow Lane | | Rochester | ME1 1RF

Offers invited £675,000



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- Chain Free
- Walking Distance to High Street
- Walking Distance to Schools and Shops
- Walking Distance to Station
- Gated off Street Parking
- Grade 1 Listed Rochester City Wall in Garden

Hallway

This entrance hallway welcomes you with a light and airy feel, featuring timber flooring and crisp white walls accented by a subtle archway leading towards the stairs. The space is brightened by natural light and decorated with a selection of art and gold-framed mirrors, adding warmth and character as you move through the home.

Lounge

15'8" x 12'0" (4.78m x 3.66m)

The lounge is a charming living space with feature fireplaces, wood-effect flooring, and large windows fitted with plantation shutters, allowing for plenty of natural light. The neutral tones and traditional detailing create a cosy yet elegant atmosphere to relax in.

Dining Room

13'0" x 10'0" (3.96m x 3.05m)

Adjacent to the lounge, the dining room is a bright room with neutral carpeting and double French doors opening onto the patio. The space is perfect for family meals or entertaining, featuring high ceilings and plantation shutters that fill the room with natural light.

Kitchen / Breakfast Room

15'10" x 10'0" (4.83m x 3.05m)

The kitchen/breakfast room is fresh and modern, fitted with pale grey cabinetry, integrated appliances including a double oven, and a gas hob with a stainless steel extractor hood. The space benefits from a practical layout with tiled flooring, ample storage, and a door leading out to the garden, making it a light and functional hub of the home.





Located on sought-after Crow Lane in the heart of Rochester's conservation area, this charming late 19th-century Victorian terraced house spans three floors plus a basement cellar. Full of character, it retains original fireplaces and sash windows, all now with modern shutters.

The home offers four double bedrooms (one currently used as a study/lounge), a large family bathroom upstairs, and at ground floor level a WC and separate shower/wet room. Gas central heating is installed throughout.

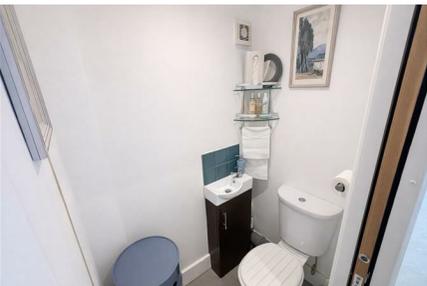
One of the property's most striking features is its rear garden, which sits against the Grade I-listed Rochester City Wall—a rare and historic backdrop that will appeal to lovers of the city's rich heritage. The secluded northwest-facing sunken garden includes mature apple and fig trees and enjoys sun from late morning into the afternoon. The upper courtyard is a true sun trap all day. A gated, resin-laid private parking area at the rear can also serve - as at present - as an additional garden space. The owners currently have pots, olive trees, camellias and seating and space for a car.

Perfectly positioned, the house is just a minute's stroll from Rochester High Street and The Vines, with the Castle, River Medway, and Rochester Station all within easy reach. Strood's retail park is also nearby.

The property is accessible at street level, with near step-free entry to the hallway and courtyard.

Ideal for families, professionals, or multi-generational living, the house offers generous living space as is, with potential for further extension. A previously approved two-storey rear extension plan (now expired) bodes well for future development.

A rare opportunity to own a unique slice of Rochester's history— viewing recommended.





Cloakroom

This guest cloakroom is compact and well appointed with a toilet and a small hand basin, featuring contemporary fittings and a clean, white finish for convenience and comfort.

Landing

The landing upstairs is bright and open, featuring a white balustrade and warm wooden handrails. It provides access to the bedrooms and bathroom while benefitting from natural light streaming from adjacent rooms.

Bedroom 1

16'10" x 12'3" (5.13m x 3.74m)

Bedroom 1 is a spacious and inviting room with neutral carpeting and classic wooden doors. It features traditional fireplaces and large sash windows with plantation shutters that offer plenty of light and garden views, creating a tranquil retreat.

Bedroom 2

19'10" x 9'4" (6.05m x 2.85m)

Bedroom 2 offers a comfortable and bright space, furnished with neutral carpeting and fitted wardrobes. The room benefits from large windows allowing natural light to fill the space, making it a restful and versatile bedroom.

Bedroom 3

16'8" x 12'4" (5.08m x 3.76m)

Bedroom 3 is a generous room featuring a high ceiling and neutral décor. It benefits from built-in wardrobes and large windows with plantation shutters that illuminate the space, creating a pleasant and airy bedroom.

Bedroom 4

12'2" x 8'6" (3.71m x 2.59m)

The study is a bright and tranquil space with neutral carpeting, fitted wardrobes, and large windows with shutters. It would make an ideal home office or quiet retreat, benefiting from peaceful garden views.

Family Bathroom

12'2" x 8'2" (3.71m x 2.49m)

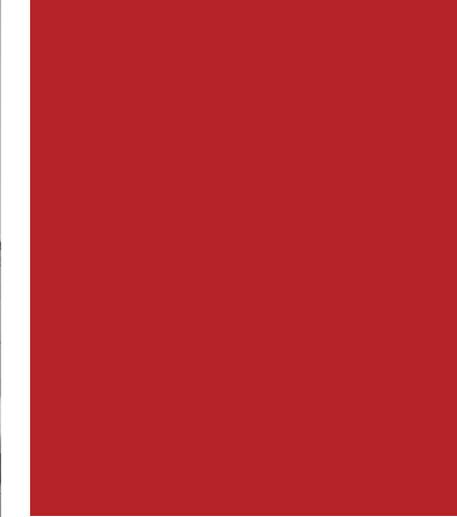
The family bathroom is a spacious and elegant room, fitted with a freestanding clawfoot bathtub, a separate walk-in shower, a pedestal sink and a toilet. Large sash windows with plantation shutters provide plenty of natural light, while the tiled walls and flooring contribute to the clean, fresh feel of the space.

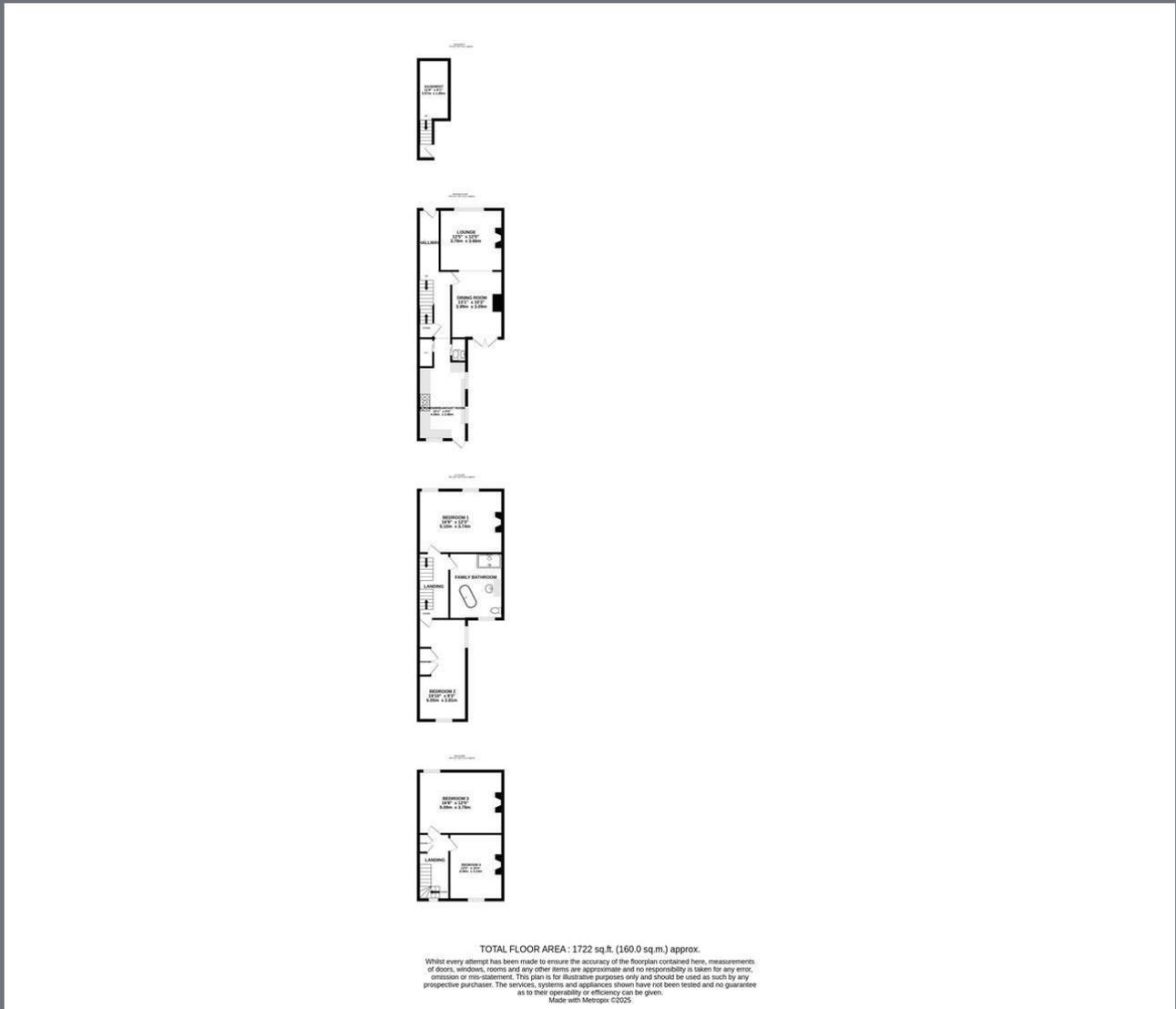
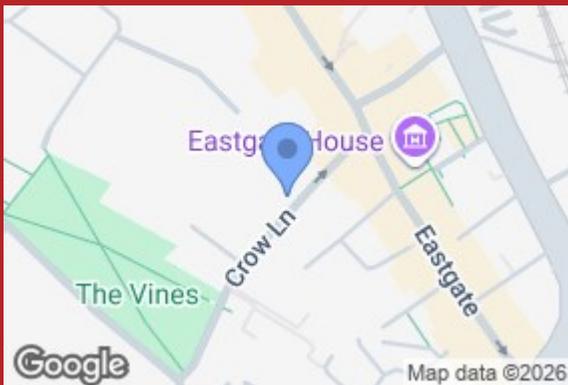
Rear Garden

The rear garden is a large and inviting outdoor space with a paved patio area ideal for seating and dining, leading onto a lush lawn bordered by mature trees, shrubs and planted beds. There is a secluded, tranquil corner with seating nestled between stone walls, offering a peaceful retreat within the garden. The space is both private and versatile, perfect for outdoor relaxation or entertaining.

Front Exterior

The front exterior of the property presents a striking period façade with red brick walls and tall, white-framed sash windows. The traditional style is well maintained, offering an inviting and classic street presence.





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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