

Riverside Cottage
1 Upchat Road
Upnor



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A splendid three-bedroom home in the charming village of Upnor, occupying a picturesque riverside setting with far-reaching views along the River Medway and towards Chatham Maritime Marina and Historic Dockyard.

The Property

Riverside Cottage is a well-appointed detached property offering over 1,700 sq ft of comfortable accommodation arranged over two floors. The gardens back directly onto the River Medway, enjoying magnificent 180-degree views along the river and towards Chatham Maritime Marina and Chatham Historic Dockyard.

Inside, the home features exposed timber joinery and clean, neutral styling throughout. The ground floor offers two attractive reception rooms, including a triple-aspect sitting room with wooden flooring, a brick-built fireplace fitted with a log burner and sliding doors opening onto the rear garden. There is also a dining room, with French doors to the garden, connected in an open-plan layout to the relaxed kitchen and breakfast room, which features extensive base and wall cabinetry, a breakfast bar, and integrated Bosch appliances. Also on the ground floor is a family bathroom and a double bedroom or study.

Upstairs, the landing provides a study area, off which are two further double bedrooms. The principal bedroom is particularly generous, featuring built-in wardrobes, a dressing area, an en suite bathroom and a magnificent balcony. The second bedroom is also en suite and benefits from useful eaves storage.



Outside

The property is approached via a long driveway leading to a spacious courtyard providing parking for several vehicles and access to a carport. There is a large area of hardstanding to the side suitable for a variety of uses. The rear gardens have over 100ft of riverside frontage and make the most of the riverside setting, featuring a decked area for al fresco dining, raised planting beds with flowering perennials, and several mature trees offering shelter and privacy. Additional features include a kitchen garden with vegetable beds, a polytunnel, a shed, and a timber-framed garden office or games room.

Location

The property lies in the picturesque riverside village of Upnor on the western bank of the River Medway in Kent, with its charming cobbled high street, sailing club and collection of traditional pubs. The village is also home to the historic Upnor Castle, an English Heritage site dating from the 16th century. Everyday amenities are within easy reach in Strood, approximately two miles to the south, which offers a range of shops, supermarkets, a high street, and a medical practice. The historic City of Rochester lies a similar distance away and provides a wider choice of shops, restaurants, cafés, and cultural attractions, including its Norman castle and medieval cathedral. Schooling options include several primary schools in the surrounding area and secondary schools in both Strood and Rochester including Grammar and private school options. Strood station provides high-speed rail services to London St Pancras in approximately 34 minutes, while the A289 gives straightforward access to the M2.

Postcode region: ME2

General

Local Authority: Medway Council
Services: Mains electricity, water, and drainage
Council Tax: Band G
EPC Rating: C

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,785 sq ft (166 sq m)

2 reception rooms

3 bedrooms

3 bathrooms

Carport

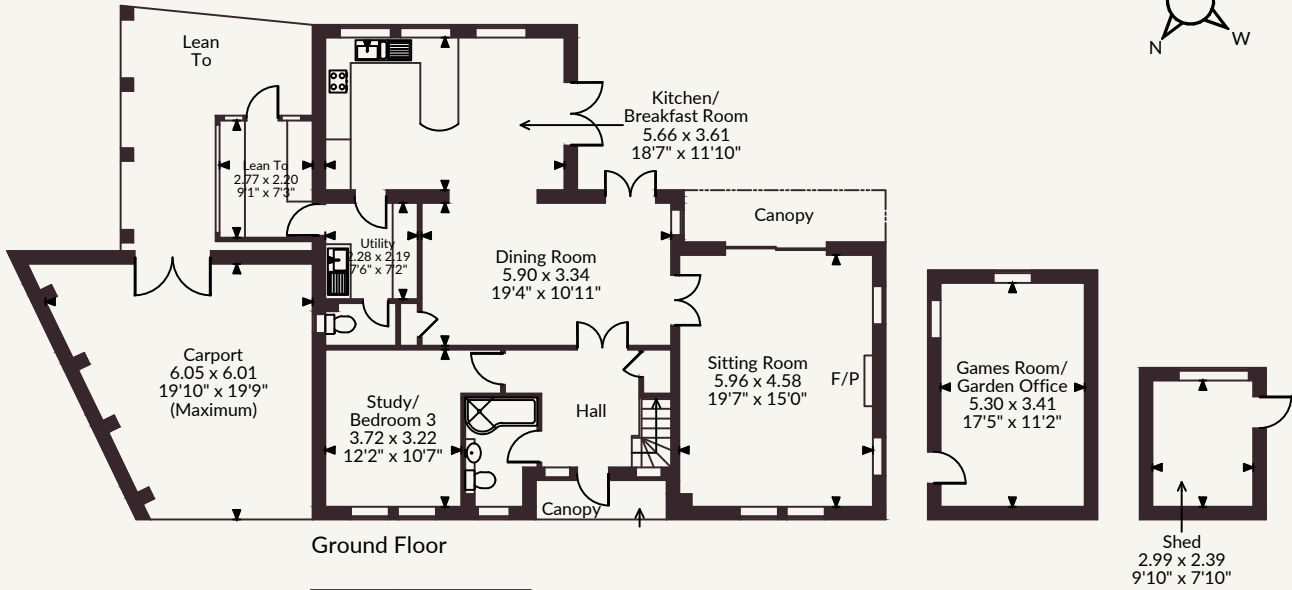
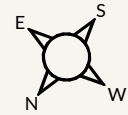
Freehold

Village

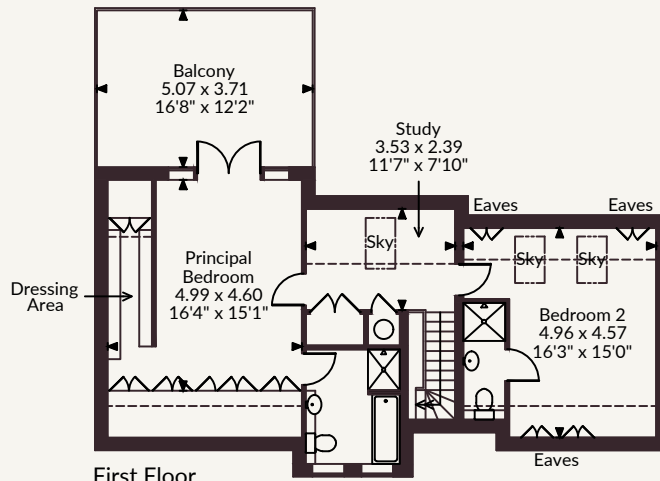
Guide price £875,000



Riverside Cottage, Upchat Road, Upnor, Rochester
 Main House internal area 1,785 sq ft (166 sq m)
 Carport internal area 345 sq ft (32 sq m)
 Garden Office & Shed internal area 272 sq ft (25 sq m)
 Balcony external area = 204 sq ft (19 sq m)
 Total internal area 2,402 sq ft (223 sq m)
 Quoted Area Excludes 'External Lean To'



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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