



Old Watling Street | | Rochester | ME2 3UG

Asking price £925,000



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Set behind private gates on Old Watling Street, Mulberry Cottage is a three/four-bedroom detached home surrounded by mature gardens and far-reaching countryside views. Offered with no onward chain, it provides character, privacy and flexible accommodation across three levels, with generous parking and two garages.

At its heart is a welcoming kitchen with exposed beams, terracotta flooring and a traditional AGA, opening into a bright garden room. A separate dining room is ideal for family meals and entertaining, while four working log burners create warmth and atmosphere throughout.

The layout could be enjoyed in several ways. The entrance-level living room could potentially serve as a ground-floor fourth bedroom, subject to suitability and any necessary consents or safety requirements. This would allow the exceptional lower-level living room, with exposed timbers and an impressive

- CHAIN FREE
- TWO GARAGES
- IMMACULATE CONDITION
- BEAUTIFUL SETTING
- COURT YARD

### Entrance Hall

6.29 x 4.54 (1.83m x 1.22m)

### D/S Toilet

6.35 x 3.87 (1.83m x 0.91m)

### Dining Room

19.78 x 14.80 (5.79m x 4.27m)

### Living Room

16.54 x 15.36 (4.88m x 4.57m)



Set behind private gates on Old Watling Street, Mulberry Cottage is an enchanting three/four-bedroom detached home offering an exceptional combination of character, privacy and flexibility. Arranged across three distinctive levels and surrounded by mature gardens and far-reaching Kent countryside views, this is a property that feels wonderfully removed from everyday life while remaining well connected to Higham, Strood, Rochester and the wider Medway area. The property is also offered for sale with no onward chain.



### Study

7.66 x 5.87 (2.13m x 1.52m)

### Kitchen

13.64 x 24.00 (3.96m x 7.32m)

### Conservatory

15.74 x 11.70 (4.57m x 3.35m)

### Snug

14.35 x 25.19 (4.27m x 7.62m)

### Landing

15.74 x 10.13 (4.57m x 3.05m)

### Bedroom 1

16.82 x 11.19 (4.88m x 3.35m)

### Ensuite

5.34 x 8.02 (1.52m x 2.44m)

### Bedroom 2

13.86 x 12.00 (3.96m x 3.66m)

### Bedroom 3

9.37 x 8.01 (2.74m x 2.44m)

### Family Bathroom

7.36 x 10.12 (2.13m x 3.05m)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (12 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (59-80) C                                   |  |                         |           |
| (35-58) D                                   |  |                         |           |
| (29-54) E                                   |  |                         |           |
| (21-28) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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