

2 Borstal Street
Rochester | Kent | ME1 3AH

FINE & COUNTRY

Seller Insight

This immaculate and beautifully presented spacious home enjoys an exceptional location within the historic and bustling town of Rochester. Built in 1902 and arranged over four floors, it has been a much treasured family home for its present owners since 2013, during which time they have undertaken an innovative and stylish refurbishment, creating a wonderful blend of period character, contemporary design and family practicality.

It was the outstanding location of the property that first attracted the owners, together with its generous proportions, obvious potential and spectacular views towards the river. They were looking for a home that would be spacious, sociable and adaptable to their family needs and, while taking great respect for the history and character of the house, they have transformed it into a truly welcoming home that has evolved beautifully over the years. High ceilings enhance its sense of space and allow an abundance of natural light to flow throughout the accommodation, creating an uplifting sense of grandeur. The layout is both generous and highly practical, perfectly suited to busy family life while providing plenty of opportunities for entertaining.

The location is equally appealing. Rochester is steeped in history with its magnificent castle, cathedral and fascinating historic buildings, while the High Street offers a selection of independent shops and everyday amenities. There are highly regarded schools nearby, including the opportunity for grammar school education, together with an excellent choice of restaurants, bars, cafes and sport and leisure facilities.

For commuters, the local railway station provides a convenient service into the capital, while Bluewater is readily accessible and the Channel tunnel provides straightforward connections for travel to the continent.

*This has been a very happy home for its owners, filled with family life, celebrations and treasured memories. Now, with their family circumstances changing, the time has come to move on for logistical reasons They can look back with great pride on all they have achieved and wish the new owners every happiness in this very special home.**

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Step inside

2 Borstal Street

Fine & Country presents this imposing detached Edwardian residence, enjoying impressive, elevated views towards the River Medway in the historic town of Rochester. Dating from 1902, this beautifully presented five-bedroom home combines period character with contemporary styling and spacious, versatile accommodation arranged over four floors.

The ground floor offers a contemporary kitchen, separate utility room, dining room, and an additional reception room, with a conservatory providing an attractive outlook over the garden. The generous proportions and natural light create a welcoming environment, equally suited to everyday family life and entertaining.

The upper ground floor provides a further reception room and two bedrooms, served by a Jack and Jill en suite. This flexible arrangement offers considerable practicality for family living, guests or those seeking to accommodate changing household needs.

The first floor comprises two further bedrooms, one benefiting from an en suite, while the second floor is dedicated to an additional bedroom with its own en suite, providing a degree of separation from the principal living accommodation.

High ceilings, generous room proportions and an abundance of natural light enhance the sense of space throughout. The thoughtful refurbishment creates a harmonious balance between Edwardian character and contemporary convenience, while the adaptable layout offers scope to reconfigure the accommodation to suit individual preferences.














VACANT

Step outside

2 Borstal Street

Rochester is steeped in history, renowned for its magnificent castle, cathedral and wealth of characterful historic buildings. Its bustling High Street offers an appealing selection of independent shops, cafés, restaurants and everyday amenities, alongside a choice of leisure facilities and highly regarded schools, including grammar schools.

Rochester railway station provides convenient connections into London, making the town an attractive choice for commuters. Bluewater offers an extensive selection of shopping, dining and leisure facilities within reach, while road connections provide access to the wider motorway network and onward travel towards the Channel Tunnel.

Information
Freehold
Council Tax Band F
EPC D
For mobile phone coverage in the area please look online
Ultrafast Full Fibre Broadband is available at the property, for more information please look online
Utilities:- Electric / Gas / Mains Water / Mains Electric / Broadband
Property has right of way over neighbouring property to access own turning / parking area

Guide price £900,000 - £950,000





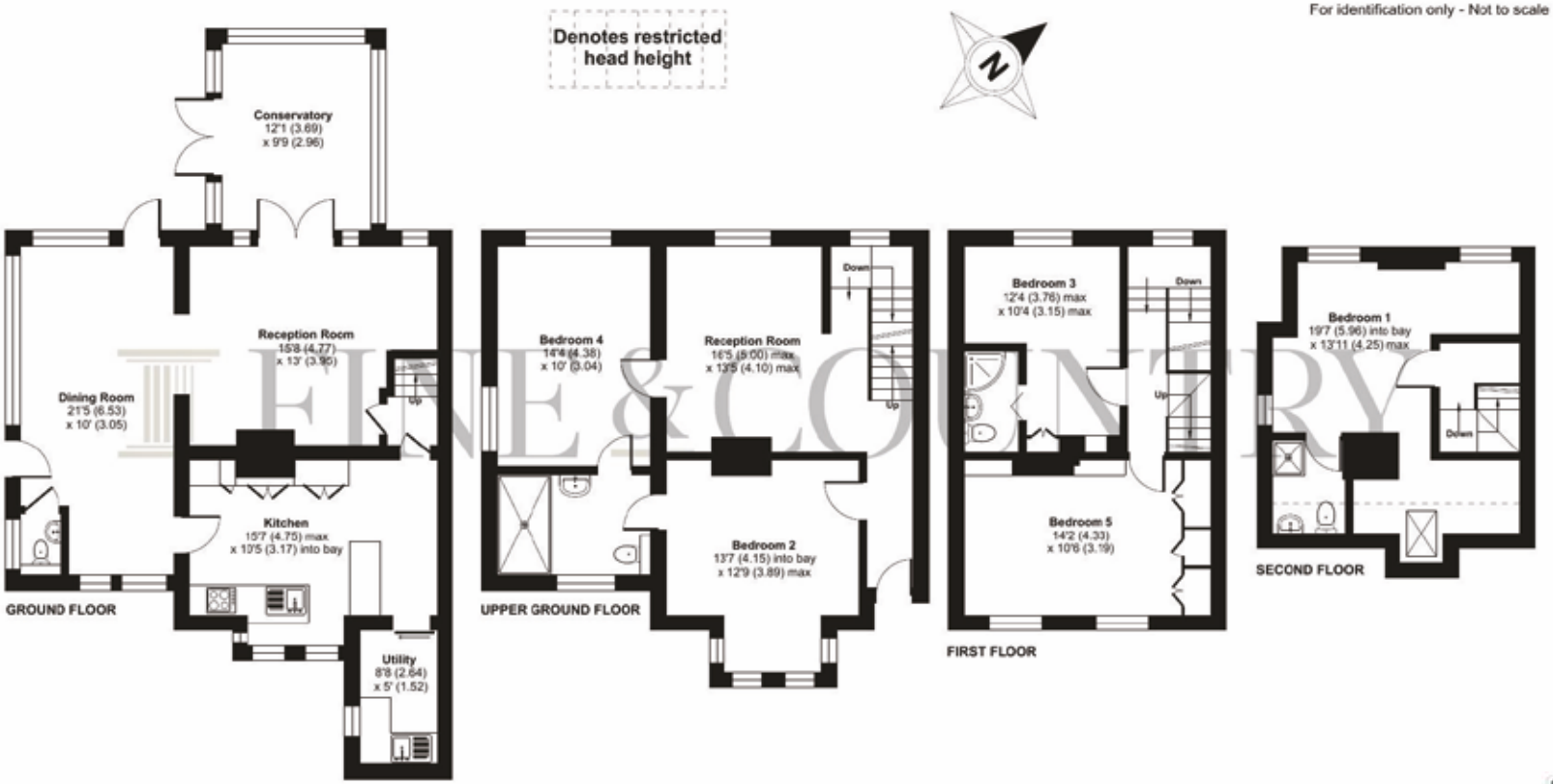




Borstal Street, Rochester, ME1

Approximate Area = 2080 sq ft / 193.2 sq m
Limited Use Area(s) = 37 sq ft / 3.4 sq m
Total = 2117 sq ft / 196.6 sq m
For identification only - Not to scale

Denotes restricted head height





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country (Kent). REF: 1528231

The Property Ombudsman

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 16.10.2026

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