



1 Woodhams Brewery
The Terrace | Rochester | Kent | ME1 1XN

FINE & COUNTRY

Step inside

1 Woodhams Brewery

Fine & Country are delighted to present this unique two-bedroom garden residence, set within the exclusive former Woodhams Brewery, in the heart of historic Rochester.

Enviably nestled beyond electronically controlled, wrought iron gates, this extraordinary home blends industrial heritage with contemporary elegance, offering a rare chance to own a piece of Rochester's rich past while enjoying all the comforts of modern design.

Expertly crafted by a bespoke, design-focused architectural team, this remarkable residence spans 1,720 sq ft across one level. The apartment celebrates its industrial roots with imposing steel beams that command the ceiling, selective use of glazed brickwork, and beautifully reclaimed timber floors. Traditional radiators have been carefully refurbished, and wood panelling complements the warm, tactile palette, while the interiors are thoughtfully curated to balance character with refined modernity. The result is an inspiring, light-filled space where considered detail meets exceptional craftsmanship.

The property unfolds into three generous reception rooms that seamlessly flow between formal entertaining areas and more intimate spaces for quiet retreat. The open-plan kitchen and dining room is a masterpiece of bespoke design, perfect for both culinary creativity and convivial gatherings. Two luxurious double bedrooms each enjoy their own exquisite en suite, one featuring a classic roll-top bath, the other offering a sleek shower, ensuring comfort and privacy. For those seeking flexibility, there is potential to create a third bedroom, subject to the necessary consents.







Step outside

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Outside, a private, wrap-around courtyard garden forms a tranquil oasis, ideal for alfresco dining, morning coffee, or an evening glass of wine. This inviting space is further complemented by beautifully landscaped communal gardens, all set within the cobbled charm of the former brewery's courtyard, where two allocated parking spaces complete the picture.

Woodhams Brewery lies within the grounds of the revered Grade I listed Restoration House, a setting that perfectly embodies Rochester's unique blend of history and vitality. Just moments from the picturesque cobbled High Street, with its eclectic boutiques, acclaimed restaurants, and cafés, this is a location that offers a lifestyle as captivating as the home itself. Excellent schooling, including the prestigious King's School and two highly regarded grammar schools, are close by, while Rochester station provides fast links to London, with journeys to Stratford International in just 20 minutes. From riverside walks and the nearby marina to the town's celebrated cultural calendar, this is a residence that offers not just architectural distinction, but an exceptional way of life.

Leasehold

999 Year Lease Commenced 01/01/2019

Council Tax Band E

EPC Rating B

Superfast & Standard Broadband are available at the property

For mobile phone coverage in this area please look online

Property is in a conservation area

Utilities:- Electric / Gas / Mains water / Mains Drainage / Cable TV or Satellite / Phone / Broadband

Service Charge £307.49 per month

Ground Rent £100 per year

Guide price £650,000 - £700,000





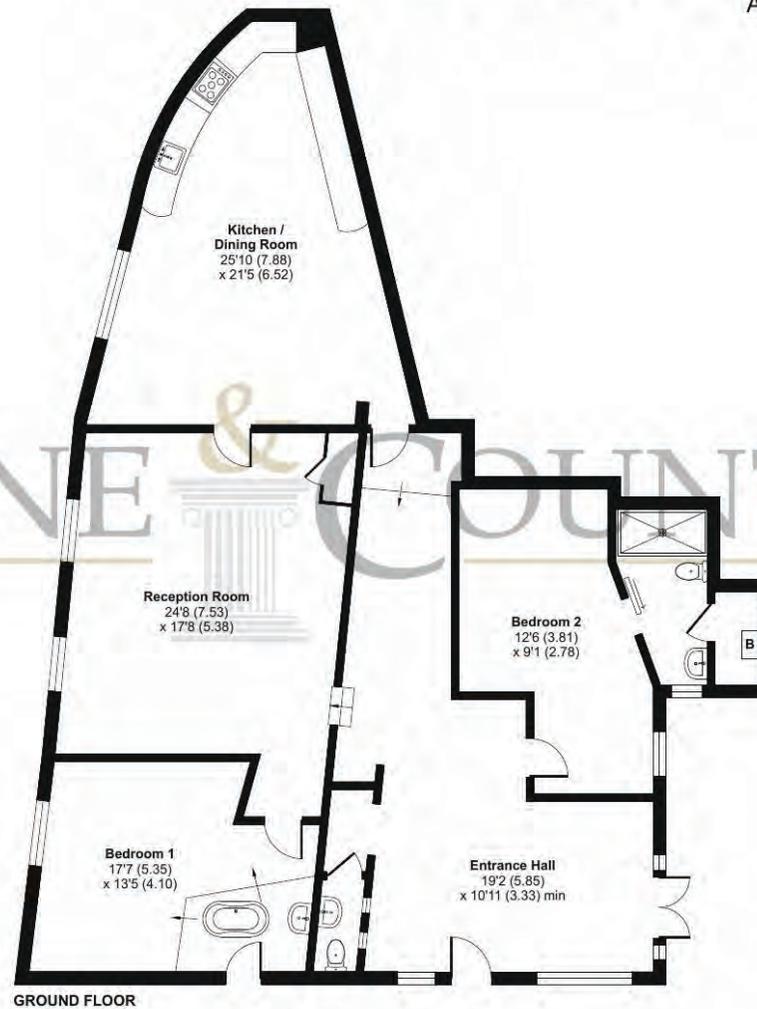
Woodhams Brewery, The Terrace, Rochester, ME1

Approximate Area = 1723 sq ft / 118.2 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1297204

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 © 2025 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 23.06.2025



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