



Borodino
Fort Clarence | St Margarets Street | Rochester | Kent | ME1 3GX

FINE & COUNTRY

Seller Insight

“Fort Clarence was built as a fortification in 1808 to help ward off an attack by the French. It was finished in 1812, 3 years before the Napoleonic Wars ended, and never saw active service, until WW2 when it was used as an anti-aircraft gun emplacement. Its interesting life includes time used as a recruitment centre in the First World War, and the headquarters of the Home Guard in the Second World War. In 2002 this historic and unique building was converted into exclusive apartments.

Sixteen years ago, the present owners, were looking for a conventional property as their family home when they noticed the two bedroomed duplex apartment for sale in Fort Clarence, and thought it sounded intriguing. They were totally unprepared for the wow factor and the enchanting uniqueness of the property, with its magnificent space, charming original features, and incredible panoramic views, that stretch across The Medway to The Thames. They have loved the life the property has given them.

The vast main living space with its vaulted ceiling and stunning eyebrow windows, which originally housed the cannon, provide a distinctive addition to an elegant grandeur that combines effortlessly with a warm and welcoming ambience: and the owners say it has been the perfect sociable zone for family life and entertaining. The space flows from the dining room, where they can seat up to twelve guests, to the central well equipped kitchen which has been ideal as they are keen cooks, and then into the living area, where you can relax by a winter fire, and watch some home cinema.

The wow factor continues to the first floor where the stupendous master bedroom is a superb private sanctuary, and the owners explain the pleasure of spending time in a light flooded room, where the glass wall that leads onto the south facing patio creates an inside outside feel. The patio is an outdoor kitchen, ideal for entertaining and sunbathing: and to appreciate the ultimate and incomparable pleasure of the apartment, you can go up to the turret and read or simply savour the beauty of the scene and huge skies before you.

Historic and vibrant Rochester's town centre is within walking distance and there is a good rail service into St Pancras and Victoria. The nature reserve behind The Fort, and the pretty walks along the river provide a sense of country living. You enjoy the best of both worlds.

Fort Clarence is a very special and peaceful home and has also been great fun to live in. The owners are very sad to leave but take away many very happy memories.*

* 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

Borodino

Fine & Country have the honour to present one of the regions finest historical homes in the form of the Grade II Listed Fort Clarence. Now a unique and utterly charming penthouse apartment housed within a Napoleonic fortress with authentic period features abound, blending harmoniously with the conveniences of a modern home while affording breathtaking, panoramic vistas over Rochester and the River Medway.

Step Inside

Configured over two floors and with in-excess of 1,500 sq/ft of extremely versatile living accommodation this exceptional home offers light filled, contemporary space while exhibiting quite striking evidence of its past. An exquisite barrel roll brick vaulted ceiling and somewhat unique Eyebrow Windows (formerly housing the cannon) featuring within a palatially sized, open-plan, kitchen/ dining area and lounge with a contemporary log-burner.

A stunning spiral staircase rises to a contemporary addition on the roof. An oversized landing is currently utilized as an office. A sense of space features within a principal bedroom with luxurious en-suite facilities, a vaulted ceiling and glazed wall/ door opening to the most idyllic south facing roof terrace. An equally luxurious family bath/ shower room serves a second double bedroom with magnificent views over Rochester.





Private Roof Terrace, Viewing Turret & Communal Gardens.

A large walled, south facing roof terrace affords the ideal space to entertain family, friends, to relax and unwind while dining al fresco. A gangway leads on to a private turret with a 360 degree vantage point and truly wonderful views over the Rochester townscape and River Medway. In addition, communal gardens can be enjoyed to the front and side of the property.

History

Originally constructed between 1808 - 1812, Fort Clarence is of unique construction and the only one of its kind surviving in the United Kingdom. Once served as gun tower and observation post, in the years to follow the property was utilized in many ways, leaving an extremely fascinating and colourful history behind. Private developers acquired the building from English Heritage in the late 1990's, when it was developed to create just four, exclusive and highly desirable apartments and recognized as a Scheduled Ancient Monument in conjunction with being Grade II Listed.

Location

Situated within Historic Rochester and just a stone's throw of its characterful High Street to take in its cafe culture, bars and highly popular restaurants, entertainment is but a short distance away. Artisan boutiques and unique independent shops make it popular to those looking for something different. Rochester Cathedral, the second oldest in England having been founded in 604AD, has been a place of worship for over 1400 years. The 12th century Norman castle is one of the best preserved in England and France and sits proudly over the river Medway and its marina, great for Sunday walks. The castle grounds regularly become a place of entertainment offering concerts and open-air cinema, something that comes highly recommended. One of the highlights is a proms style concert finished off with fireworks. Rochester is well known to have been the residence of Charles Dickens and the setting and influence to many of his characters and stories. For those looking for shopping, cinema, restaurants and bars all under one roof, Bluewater shopping centre is approximately 20 minutes distant.

Well regarded and popular independent schools are within easy reach including Kings School, Gads Hill and Cobham Hall.

Ideally located for the commuter, Rochester has a mainline train station that has recently been updated offering a fast service to London in as little as 20 minutes to Stratford international and direct trains to Victoria, Charing Cross, St Pancras and London Bridge. For those travelling by car easy access to the motorway network via the M2/A2 and M20 with direct links onto the M25. The whole Kent and Sussex coast is yours to explore within easy travelling distance. Easy airport choices include Stanstead, Gatwick and London City.

Information

25% Share of Freehold

Ground Rent £125 per annum

Maintenance / Service Charges - £1,200 per annum

Council Tax Band F

EPC Rating Exempt

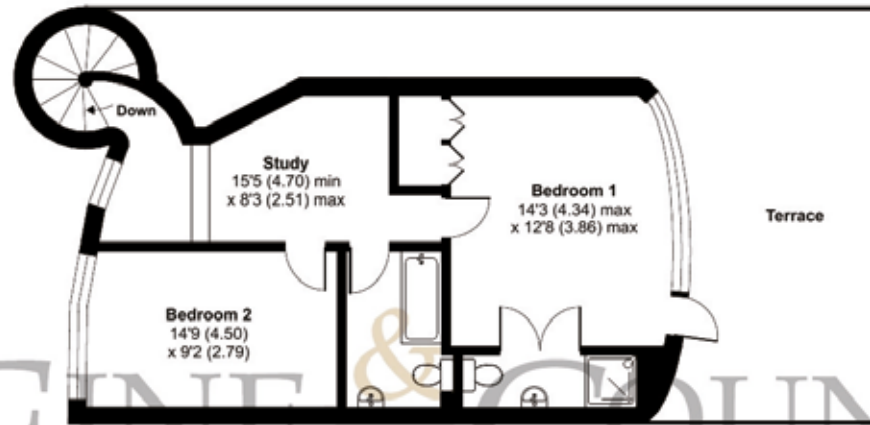
Guide price £600,000 – £625,000



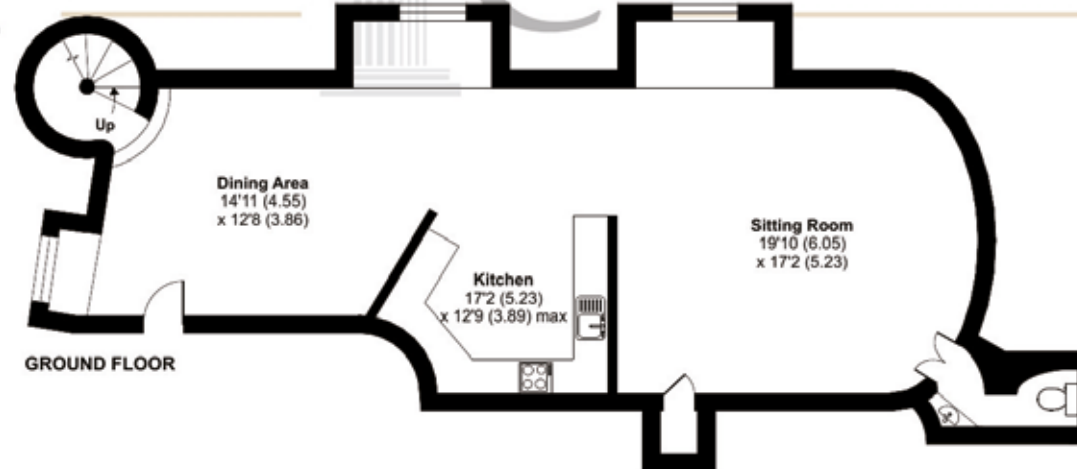
St. Margarets Street, Rochester, ME1

Approximate Area = 1519 sq ft / 141.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Fine & Country. REF: 876718

EPC Exempt



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 © 2022 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 02.09.2022





Fine & Country
Tel: +44 (0)1732 222272
westmallings@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

