



29 The Ridgeway
Chatham | Kent | ME4 6PD

FINE & COUNTRY

Seller Insight

“ This large and very attractive four-bedroom detached family home enjoys a prime location on one of the most sought-after residential roads in historic Medway town of Chatham. “The property originally belonged to my in-laws and it’s the house that my husband grew up in,” says Abigail. “We were living in Australia when they told us they’d decided to downsize, and it just so happened that at that time we were planning on relocating back to the UK. We loved the house and the area, and so we decided to buy it from them and make it our home.”

“The house had been very well looked after by my in-laws, so it was all in great condition when we bought it, shortly after we moved in four years ago, we decided to do a full renovation so we could put our own stamp on it. We rejigged the layout ever so slightly to create a more open-plan kitchen, and we also had brand new units and appliances installed. The bathrooms were updated, new flooring was laid, the whole house was beautifully redecorated and we also changed the windows and the front door. It’s looking lovely throughout and it’s a house that we really love living in. It’s spacious and bright, and the layout is brilliant for both busy family life and entertaining; if it wasn’t for the fact that we’re moving back to Australia, we wouldn’t dream of selling.”

“Something else that we love about the property is the huge garden. It backs onto a little wooded area so the outlook is leafy and green, and we’re not in the slightest bit overlooked. My in-laws were very keen gardeners and so they had developed the space over time, adding lots of pretty plants that are now really mature. You could say they did all the hard work, so apart from a bit of weeding and tidying it’s very low maintenance for a garden of this size. It’s also very family friendly, with a huge patio ideal for relaxing and entertaining and a lawn that’s a great space for children. There’s also a little gate that leads directly into the woods behind so it’s ideal for dog walking as you don’t have to go out on the road.” There are also stretches of fields nearby also suitable for dog walking.

Favourite room: “The kitchen is definitely the hub of home. It has a lovely big island that everyone can gather around so it’s a very sociable part of the house, and I also love my larder, which adds tons of storage space. However, the main living room is another very impressive room. It has exposed beams and a big fireplace with a wood burner so it’s a lovely room to settle down in on a cold evening and it’s the perfect room at Christmas.”

Favourite aspect of the grounds or surrounding area: “Both my husband and I have spent the majority of our lives in Chatham and it really is a brilliant place to live. We have a great selection of shops and amenities close by, and the station is just a mile down the road and from there it takes only forty-two minutes to travel into London so it’s perfect for commuters. We’re also just moments away from the Grammar schools so it’s a very popular location for families.”

Memorable event (if not another favourite room or unique feature): “The house is very spacious as it is, but we do have a huge loft that I’d say is ripe for conversion.”

What they’ll miss most / why they are leaving: “We’re very excited to be moving back to Australia, but we’ll be sad to leave this house,” says Abigail. “It’s been in my husband’s family for a long time now and it’s been well loved. It’s the space we’ll miss most, both inside and out, and the location, which, to a certain extent, has allowed us to enjoy the best of both worlds.”*

* 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

29 The Ridgeway

Fine and Country are please to present this exceptional family residence, situated on one of the most coveted roads in the region with spectacular views over a beautiful woodland. The elegant contemporary interiors have been seamlessly blended with charming original features, resulting in a unique and inviting living space.

The current owners have taken great care to create a configuration that is both practical and aesthetically pleasing. The kitchen/breakfast area is a beautiful space, complete with a sleek open-plan design and fully equipped with modern appliances. It flows seamlessly into the family room, making it the perfect space for family time or entertaining guests. The elevated dining area is equally impressive, offering breathtaking panoramic views. A dedicated utility room compliments the kitchen perfectly, and the study affords stunning views for those who wish to work from home.

The exposed brick walls, beamed ceiling, and inglenook fireplace with a log burner add to the charm and character of this superb home. The leaded light windows and Amtico floors further enhance the elegance and sophistication of the space.

An attractive staircase ascends to the galleried landing and four generously sized double bedrooms on the first floor, all presented immaculately. The master-suite and guest suite boast a dressing room and opulent en-suite facilities. Bedroom three also has a dressing room, while a luxurious family bath/ shower room serves bedrooms three and four.

The home benefits from having a significant loft space, currently utilised as a gym/ games room. Velux windows provide good natural light, and it is accessed by means of a loft ladder. However, this element of the property could be formally converted to provide additional living space (subject to obtaining the relevant planning permission)





Garden

The home is blessed with a south-westerly aspect, with an elevated sun terrace to the rear of the property offering stunning vistas and the perfect space to enjoy all things al fresco. The garden continues in a parkland style, with a sloped lawn, interspersed with mature specimen trees, herbaceous plants, shrubbery, and flower beds, creating a serene and natural environment.

Parking & Garaging

A large brick paved driveway provides ample parking for numerous vehicles, while an integrated double garage provides secure parking and excellent storage, with convenient access from inside the home.

Location

"The Ridgeway" has long been regarded as one of Chatham's most desirable roads within this historic Medway town, home to the major Dockyard attraction and the Universities at Medway. Chatham Maritime provides great leisure facilities, while The Historic Dockyard visitor centre boasts a nine-screen cinema, bars, restaurants, and there's the Royal Engineers Museum and the Dickens World museum all close together.

Chatham serves those who wish to commute to the capital via train extremely well, with approximate commute times to London Bridge in 45 mins, Victoria in 52 mins and St. Pancras in 44 mins. While those who wish to travel via car can take advantage of the M2/M20 motorway networks located within easy reach.

Historic Rochester is under 3 miles distant, with 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. Well regarded and popular independent schools are within easy reach including Kings School, Gads Hill and Cobham Hall.

Freehold
Council Tax Band F
EPC Rating D

Guide price £850,000 - £900,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	78 C
39-54	E		
21-38	F		
1-20	G		



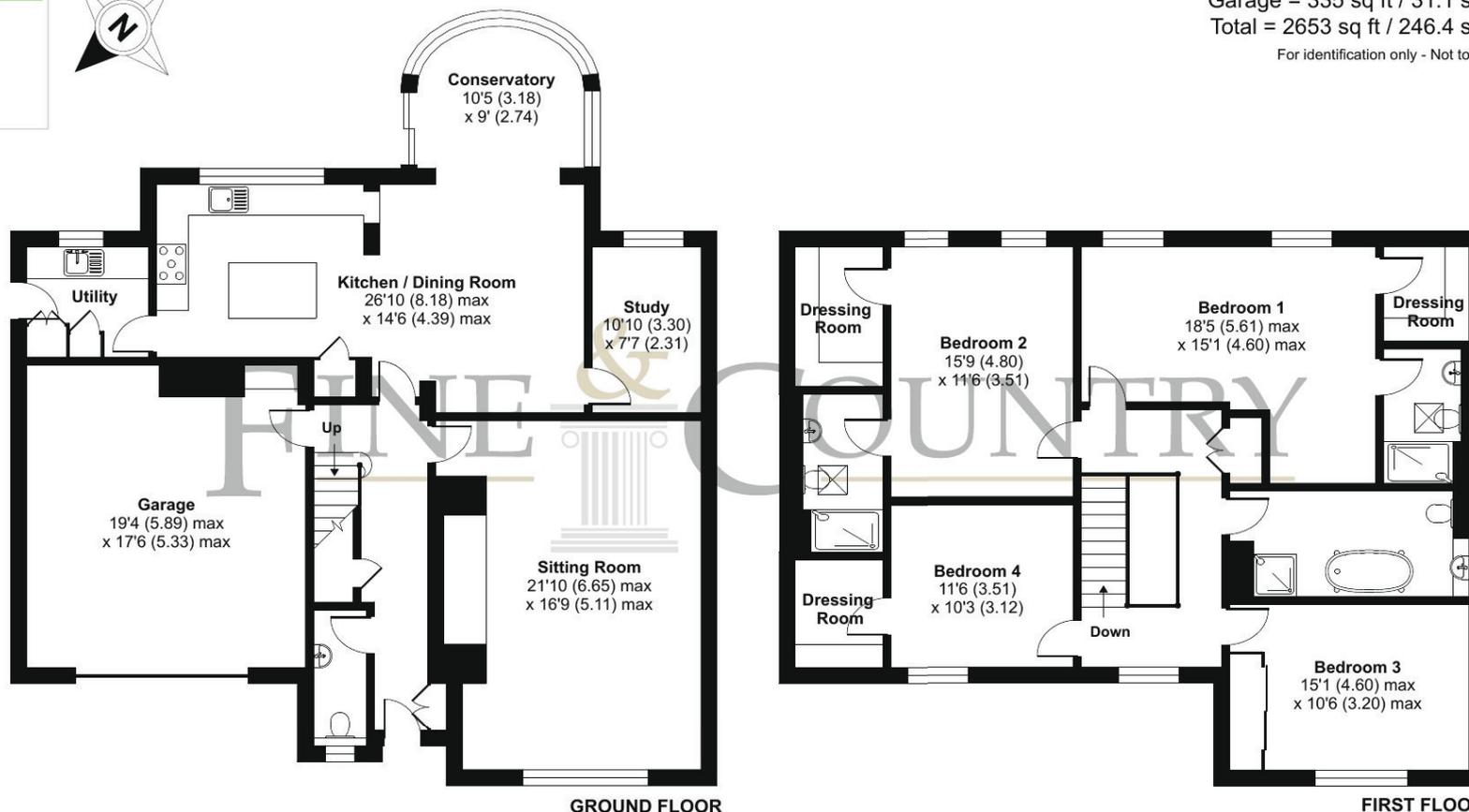
The Ridgeway, Chatham, ME4 6PD

Approximate Area = 2318 sq ft / 215.3 sq m

Garage = 335 sq ft / 31.1 sq m

Total = 2653 sq ft / 246.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Fine & Country. REF: 964265



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 © 2023 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





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