

AUCOOT



ADDRESS

The Tower, Woodhams Brewery, Rochester, Kent

PRICE

£925,000

DESIGNER

Restoration House

INFORMATION

Situated in the heart of historic Rochester is this newly refurbished three-bedroom home in the former Woodhams Brewery. Combining elements of a traditional townhouse and an industrial loft, this large apartment is positioned in the grounds of the highly revered Grade I listed Restoration House and measures an impressive 1949 square feet approximately.

The apartments have been expertly crafted by the same creative team that restored the House and they have happily broken the rules of traditional development by choosing to produce inspiring spaces with high quality finishes that expertly combine practicality with volume and light. Using a layered approach to interior design, they have achieved a delicate balance of old and new, found and sourced, to create a rich interplay of material, texture and tones. Leaseholders will be given a friends and family season ticket to Restoration House and Gardens when it is open to the public and there are two dedicated off-street parking spaces per flat.

This apartment is accessed from the cobbled yard via a beautiful handmade staircase. Now quiet, calm and above the fray it wasn't always like this. The huge steel beams at the very top of the building tell you this is where the deliciously chalky water from the nearby spring was used for the first mashing of Woodhams' famous Pale and Golden ales. From this large 31ft wide living area (or 'The Great High Chamber' as it's become affectionately known) you gain panoramic vistas across Rochester, Frindsbury and Chatham and, from the French doors and small balcony, wonderful views of the Italian Water Garden, Restoration House, Vines House, Rochester Castle and Rochester Cathedral. Expansive douglas fir beams span across the room. Travel down the bespoke pine staircase that connects the three levels, with its wonderfully sinuous mahogany hand rail - hand built in Chatham Dockyard, and you find a family bathroom and three bedrooms, one with en suite shower. Below them on the entrance level is a kitchen and dining room featuring a beautiful curved wall that perfectly catches the afternoon light and double doors leading to another small balcony overlooking the gardens. Off the hallway is a WC.

All of the apartments share considered details that include solid brass door furniture, reconditioned old fashioned radiators, reclaimed solid wood flooring treated with wax and natural oils, natural wool insulation and high quality joinery. Paint used across the woodwork has been made by hand by the creative team using turpentine, linseed oil and natural earth pigments painted directly onto the wood without a primer. "Unlike most modern paints, our homemade elixir feeds the wood, lets it breathe and creates subtle and varying colours that change their mood as the light varies through the day or night." The Taproom and Tower both have smart lighting systems that you can tune to your own requirements, and wiring for a smart audio system.

Ancient Rochester is home to the second oldest Cathedral in the world and is famous for being a favourite of Charles Dickens. Today its picturesque and well-maintained high street is home to many cafes, bars, restaurants, boutiques and local independent shops. There is an excellently preserved 12th century Norman castle where concerts and open air cinemas are often



hosted in the grounds.

Rochester mainline station has a direct and fast service to London – 20 minutes into Stratford International and other direct routes to Victoria, Charing Cross, Kings Cross St Pancras and London Bridge. There is easy access to the M2/A2 and M20. You are positioned perfectly for exploring the Kent and Sussex coast – and only 30 minutes away from Ebbsfleet and Ashford international train stations.

Please note that the photography may feature elements from different apartments and areas around the building



LEASE LENGTH

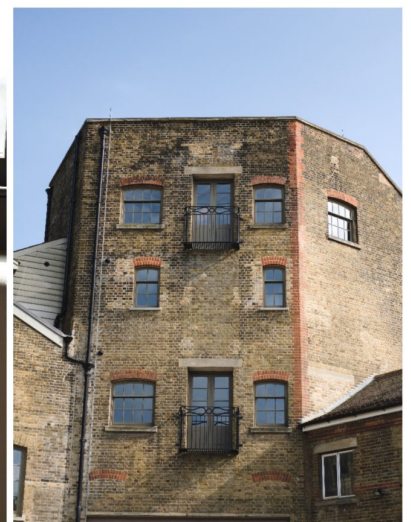
999 years

SERVICE CHARGE

Approx £2,650 pa

EPC

=D



Flat 4, Woodhams Brewery

Gross Internal Area : 181.1 sq.m (1949 sq.ft.)

