



**Guide Price**  
**£400,000**

**Freehold**

3x  2x  2x 

**St. Mary's Cottages, St  
Mary Hoo, Rochester,  
Kent, ME3**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Driveway to side with parking for 2 cars plus side access to the rear
- Downstairs shower room and upstairs bathroom
- Uninterrupted views across the peninsula
- Semi-rural location
- Enjoy nearby beach walks and the open countryside

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Lounge : 17'4 x 11'9 (5.29m x 3.58m)
- Dining Area: 15'1 x 10'8 (4.60m x 3.25m)
- Kitchen : 13'0 x 9'2 (3.97m x 2.80m)
- Bathroom: 8'11 x 4'9 (2.72m x 1.45m)
- Conservatory : 12'5 x 10'2 (3.79m x 3.10m)

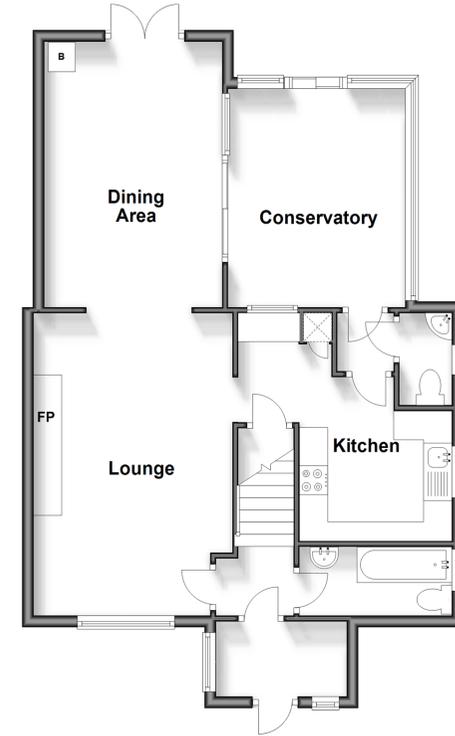
### FIRST FLOOR

- Landing
- Bedroom 1: 13'4 x 9'1 (4.07m x 2.77m)
- Bedroom 2: 11'5 x 8'8 (3.48m x 2.64m)
- Bedroom 3: 8'5 x 8'5 (2.57m x 2.57m)
- Shower Room : 8'11 x 4'3 (2.72m x 1.30m)

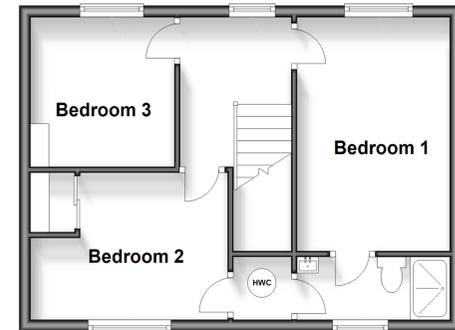
### OUTSIDE

- Driveway
- Side Access
- Front Garden
- Rear Garden

**Ground Floor**  
Approx. 69.8 sq. metres (751.3 sq. feet)



**First Floor**  
Approx. 39.0 sq. metres (419.9 sq. feet)



**Call Strood - 01634 716597 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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