



44 High Street, Halling, Rochester, Kent, ME2 1BX

ASKING PRICE: £500,000
EPC RATING: D





Positioned on the High Street in the ever-popular village of Halling, this detached home represents a genuinely rare and exciting opportunity—offering not just a house, but significant scope to create something truly special.

Set within walking distance of Halling railway station, the property is ideally placed for commuters, with convenient links into Rochester, Maidstone and beyond, while still enjoying a village setting surrounded by riverside walks and open countryside. The existing accommodation is well-proportioned and full of potential for modernisation. The ground floor comprises a welcoming entrance hall leading through to a generous living room, a separate dining room, and a fitted kitchen overlooking the rear garden. There is also a useful ground floor cloakroom. Upstairs, the first floor offers three bedrooms—two comfortable doubles and a further single—alongside a family bathroom. Externally, the home continues to impress. A substantial driveway provides ample off-road parking and leads to a detached double garage, ideal for car enthusiasts, storage, or even conversion (subject to permissions). The rear garden enjoys a desirable westerly aspect, making it perfect for afternoon and evening sun, whether entertaining or simply relaxing. However, what truly sets this property apart is the exceptional additional parcel of land located just off the driveway to the rear—measuring approximately 72ft by 57ft. This presents an outstanding opportunity for those with vision. Whether you are considering the potential for further development, the addition of another dwelling, extending the existing home, or creating a bespoke outdoor space, the possibilities here are extensive (all subject to the necessary planning consents). Alternatively, it could simply be enjoyed as a substantial private garden or recreational area.

Halling itself is a sought-after village, offering a blend of community charm and accessibility. With local amenities, schooling, riverside walks along the River Medway, and excellent transport connections, it continues to attract buyers looking for both lifestyle and convenience.

In summary, this is far more than a standard detached home—it is a versatile proposition with genuine development potential, perfectly suited to buyers looking to create, invest, or simply enjoy a unique and spacious setting.

Freehold
EPC: D
Council Tax: E
Full Fibre Broadband Available Now



- Detached home in the heart of Halling High Street
- Three-bedroom layout with spacious living room, dining room & kitchen

- Walking distance to Halling railway station – ideal for commuters
- Detached double garage offering versatility

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

AM1669130426

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK