







## 12 OFFICERS TERRACE THE HISTORIC DOCKYARD, CHATHAM, ME4 4LJ

£1,250,000

- Rare Grade I Listed Georgian Home with over 7,300 sq ft of living space across five grand floors.
- Prime End-of-Terrace Position in the historic Officers Terrace, once home to the Royal Dockyard's Master Attendant.
- Original Features Intact — sweeping staircase, barrel-vaulted wine cellar, sash windows, and fireplaces throughout.
- Elegant Entertaining Spaces including a double drawing room, dining room, and dual-aspect kitchen/breakfast room.
- Six Bedrooms + Guest Suite, three bathrooms, and attic rooms offering flexibility and scale.
- Separate Grade II Listed Garden — beautifully landscaped with potting shed, fruit trees, and lavender beds.
- Set Within Historic Dockyard Chatham, a secure and unique maritime setting on the River Medway.
- Lifestyle Amenities on the Doorstep — marina, cinema, outlet shopping, and distillery dining all nearby.
  - Rochester's Heritage & Nightlife just under 2 miles away, with festivals, restaurants, and riverside charm.
- Outstanding Schools Close By and superb rail links to London via Chatham or Ebbsfleet stations.



6



3



4















## ABOUT THIS HOME

History, stature, and timeless Georgian grandeur — welcome to No. 12 Officers Terrace, Chatham Dockyard.

Coming to the market for the first time in 26 years, this exceptional Grade I listed end-of-terrace Georgian townhouse sits at the heart of the Royal Dockyard — a site of remarkable heritage, where HMS Victory was once designed and built.

Commanding over 7,300 sq ft across five floors, this six-bedroom residence is a rare blend of scale, elegance, and provenance. With its sweeping open-well staircase, barrel-vaulted wine cellar, and beautifully planted walled garden, it's a home that tells a story with every detail.

Occupying a prime end position within a distinguished terrace originally reserved for senior naval officers, No. 12 is believed to have housed the Master Attendant — his original booth and adjoining stores remain intact on the lower ground floor. Inside, high ceilings, period fireplaces, exposed timber floors and beautifully proportioned rooms offer character and grace in equal measure.

The main living and entertaining spaces span the upper ground floor, including a spectacular double drawing room, interconnecting dining room, and dual-aspect kitchen/breakfast room. A tranquil courtyard, boot room, laundry and further reception space on the lower ground floor add practicality and charm.

Above, six generous bedrooms — including a flexible guest suite — are complemented by three bathrooms, a dressing room, and three attic rooms offering further potential.

Outside, a Grade II listed walled garden lies quietly across a carriageway, designed to evoke an 18th-century idyll with lavender borders, climbing roses, mature fruit trees and a glazed potting shed. A garage and private rear access complete the picture.

Rich in history, beautifully preserved, and rarely available — This exceptional home is one of Chatham's most significant private residences.









## OWNERS COMMENTS

We moved from London to escape the noise of road and air traffic and found a haven of tranquillity in the Historic Dockyard, with a wonderful collection of historic buildings to explore and enjoy on our doorstep.









**Approx. Gross Internal Floor Area 7718 sq. ft / 717.30 sq. m  
 (Including Garage/Outbuilding & Excluding Void)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



# ABOUT THE AREA

This grand residence is situated among 12 charming early Georgian townhouses within the secure confines of the Historic Dockyard Chatham. Nestled on the picturesque banks of the River Medway, this historic enclave offers a wealth of maritime activities.

The neighbouring city of Rochester is a treasure trove of historical significance, featuring attractions like the Norman Castle and the venerable Rochester Cathedral, founded in the year 604. The city also hosts annual festivals in honour of its most illustrious resident, Charles Dickens, who spent his childhood in the Dockyard.

Around half a mile away you have the dockside outlet centre which boasts great shopping, an Odeon cinema, numerous places to eat or drink, the Chatham Maritime Marina and the Copper Rivet Distillery for gin tasting and exquisite cuisine overlooking the Medway.

Chatham town centre is a convenient stroll away, offering an assortment of shops and a diverse range of charming independent cafes. For entertainment, you can enjoy a local cinema experience or catch a performance at the Chatham Central Theatre. The Brook Theatre is a hub for new and existing talent in all areas of the arts including contemporary theatre, dance, music and entertainment. Additionally, the Strand Lido, in operation since 1896, stands as the last remaining riverside tidal saltwater pool in the country. Nature enthusiasts will appreciate Capstone Farm Country Park, a mere 15-minute drive from the residence, which boasts 114 hectares of lush greenery, including woodlands, orchards, and a serene freshwater lake.

For those seeking vibrant nightlife and unique shopping, the historic city of Rochester is under two miles away. Notable establishments like The Cheese Room, renowned for its exquisite cheese, bread, and charcuterie, and The Botanicals, serving delectable cuisine alongside a staggering collection of over 100 gin varieties, beckon you. Don Vincenzo, an Italian eatery renowned for its exceptional pizzas, is another must-visit destination in Rochester, where traditional sweet shops add a nostalgic touch to your visit.

Education options abound, with Fort Pitt Grammar School for girls and Sir Joseph Williamson's Mathematical School both receiving an Outstanding rating from Ofsted. The prestigious King's School Rochester, St. Andrew's Prep, Gads Hill, Cobham Hall, and Rochester Independent School are also located nearby. Commuting to London is a breeze, thanks to the convenience of Chatham station, just a 1 mile walk from your doorstep, providing services to London St. Pancras in 40 minutes or London Victoria in 52 minutes. Alternatively, Ebbsfleet station, is a mere 20-minute drive away, offering a swift 19-minute journey to St. Pancras.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

## CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

