

CHRISTOPHER HODGSON



**Chestfield, Whitstable**

**To Let £1,850 PCM**



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# Chestfield, Whitstable

## *Oak House Molehill Road, Chestfield, Whitstable, Kent, CT5 3PD*

A spacious detached house occupying a generous plot on one of Chestfield's most desirable roads, moments from Chestfield Golf Course and a short stroll from the clubhouse and Chestfield Barn. The property is also conveniently positioned for access to both the seaside town of Whitstable (3 miles) and Cathedral City of Canterbury (5.5 miles).

The smartly presented and generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room with bay window, a contemporary kitchen, dining room and a cloakroom.

To the first floor there are three bedrooms and a family bathroom.

The rear garden is predominantly laid to lawn, and extends to 86ft (26m) incorporating a summer house.

A driveway to the front of the property provides an area of off street parking and access to a detached double garage.

No pets or smokers. Immediately available.



### LOCATION

Molehill Road is a much sought after road within this favoured village which is situated between Canterbury and Whitstable. The village is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (approximately 80 minutes) and high speed links to London St Pancras (approximately 73 minutes). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property is just a short stroll from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Whitstable town centre is approximately 3 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 5 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR

- Entrance Hall  
11'3" x 9'2" (3.45m x 2.80m)
- Cloakroom  
5'6" x 3'9" (1.69m x 1.15m)
- Sitting Room  
15'10" x 12'3" (4.85m x 3.74m )
- Kitchen  
13'1" x 8'11" (4.00m x 2.73m)
- Dining Room  
11'11" x 9'10" (3.64m x 3.02m)

### FIRST FLOOR

- Bedroom 1  
15'10" x 12'3" (4.85m x 3.74m )
- Bedroom 2  
11'11" x 9'10" (3.64m x 3.02m)
- Bedroom 3  
13'1" x 8'11" ( 4.01m x 2.73m)
- Bathroom  
9'2" x 5'6" (2.80m x 1.68m)



#### OUTSIDE

- Garden  
86' x 47' (26.21m x 14.33m)
- Summer House
- Double Garage  
16'4" x 16'4" (5m x 5m)

#### RESTRICTION

Prospective Tenants are advised that a schedule of repair works to the detached garage and driveway are expected to commence at the property, following an insurance claim, at some point in Summer/Autumn 2024, with an expected completion timescale of 4-8 weeks. During this time, the Tenants will not have use of the garage for storage or any other purpose, and off street parking will be restricted.

#### HOLDING DEPOSIT

£426 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£2,134 (or equivalent to 5 weeks rent)

#### TENANCY INFORMATION

For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

#### CLIENT MONEY PROTECTION

Provided by ARLA

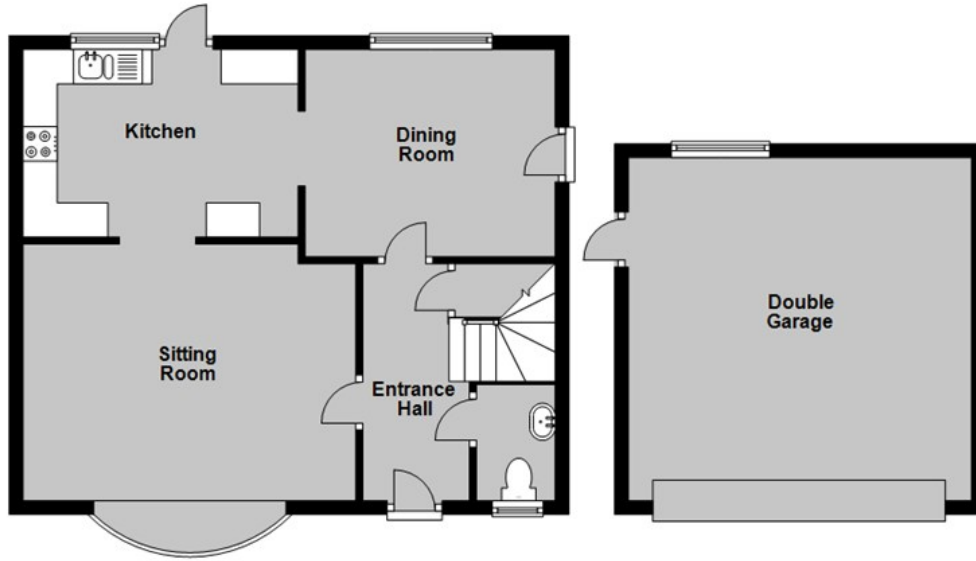
#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



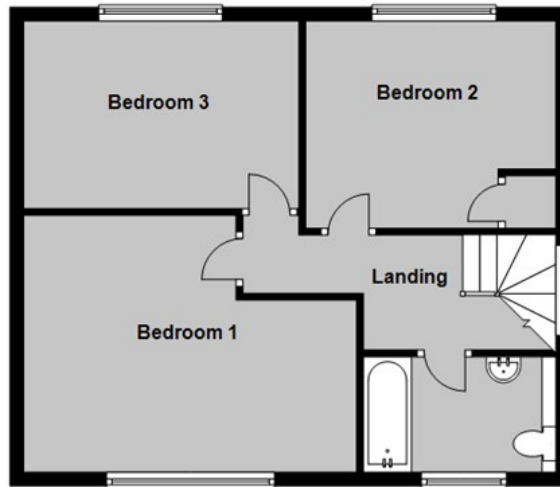
### Ground Floor

Main area: approx. 51.4 sq. metres (553.3 sq. feet)  
Plus garages, approx. 25.0 sq. metres (269.1 sq. feet)



### First Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



Main area: Approx. 102.2 sq. metres (1100.1 sq. feet)

Plus garages, approx. 25.0 sq. metres (269.1 sq. feet)

## Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,563.73

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Energy Efficiency Rating	
Current	Potential

Energy Efficiency Rating: 83

England & Wales

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