



CHRISTOPHER HODGSON

Chestfield, Whitstable

Farley Lodge Molehill Road, Chestfield, Whitstable, Kent, CT5 3PA

Freehold

Farley Lodge is a substantial family home set back from Molehill Road and ideally situated in the highly regarded village of Chestfield, easily accessible to both Whitstable (3 miles) and Canterbury (5.5 miles).

This exceptional property has been extended and remodelled by the current owners to provide 3593 sq ft (333 sq m) of beautifully presented and luxuriously appointed accommodation arranged to provide an entrance hall, sitting room, a dining room opening to an impressive open-plan contemporary kitchen/family room with wood burning stove, a utility room, games room, cinema room, gym and a cloakroom.

To the first floor, a galleried landing leads to four double bedrooms and three stylish bathrooms. The principal bedroom occupies the second floor and incorporates a

dressing room and en-suite shower room.

The rear gardens extend to 85ft (25.9m) and are a particularly attractive feature of the property, incorporating a swimming pool and a natural stone terrace spanning the width of the house.

Electronically operated gates open to a generous driveway which provides off street parking for a number of vehicles and access to a garage. No onward chain.

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 2.7 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 5.5 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

- GROUND FLOOR**
- Entrance Hall
 - Sitting Room 23'6" x 14'1" (7.17m x 4.30m)
 - Cinema Room 11'7" x 11'6" (3.53m x 3.50m)
 - Dining Room 23'6" x 14'1" (7.17m x 4.30m)
 - Kitchen/Family Room 31'2" x 19'1" (9.50m x 5.82m)
 - Utility Room 12'3" x 6'5" (3.73m x 1.95m)
 - Games Room 28'10" x 11'9" (8.80m x 3.57m)
 - Gym 17'11" x 17'7" (5.46m x 5.36m)
 - Cloakroom
- FIRST FLOOR**
- Bedroom 2 14'10" x 10'11" (4.51m x 3.34m)
 - En-Suite Shower Room
 - Bedroom 3 13'7" x 11'1" (4.13m x 3.38m)

- En-Suite Shower Room
 - Bedroom 4 15'5" x 10'0" (4.70m x 3.05m)
 - Bedroom 5 14'6" x 8'8" (4.42m x 2.64m)
 - Bathroom
- SECOND FLOOR**
- Bedroom 1 14'8" x 14'1" (4.47m x 4.30m)
 - Dressing Room 6'10" x 14'1" (2.08m x 4.30m)
 - En-Suite Shower Room 14'1" x 7'6" (4.29m x 2.29m)
- OUTSIDE**
- Garden 85' x 74' (25.91m x 22.56m)
 - Swimming Pool 40' x 20'1" (12.19m x 6.12m)
 - Garage 17'9" x 9'7" (5.41m x 2.92m)











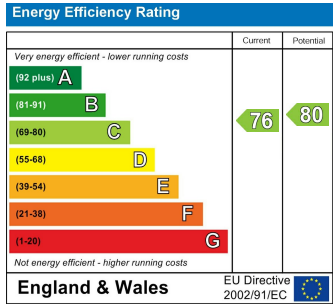






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ENERGY PERFORMANCE CERTIFICATE

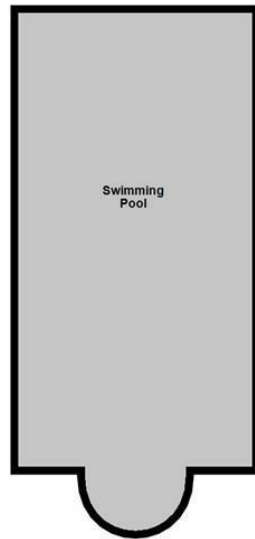


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Ground Floor

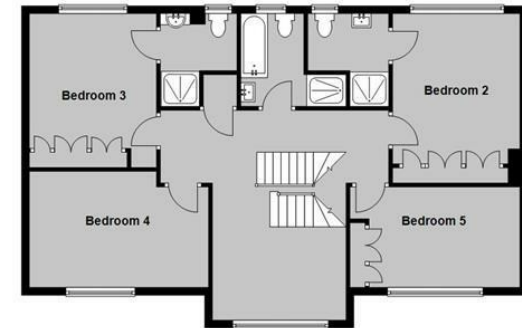
Main area: approx. 187.4 sq. metres (2017.5 sq. feet)
 Plus parking: approx. 10.0 sq. metres (107.6 sq. feet)
 Plus swimming pool: approx. 17.1 sq. metres (183.4 sq. feet)
 Plus gym: approx. 28.4 sq. metres (306.0 sq. feet)



Main area: Approx. 333.8 sq. metres (3593.4 sq. feet)
 Plus garages: approx. 16.8 sq. metres (181.0 sq. feet)
 Plus swimming pool: approx. 17.1 sq. metres (183.4 sq. feet)
 Plus gym: approx. 28.4 sq. metres (306.0 sq. feet)

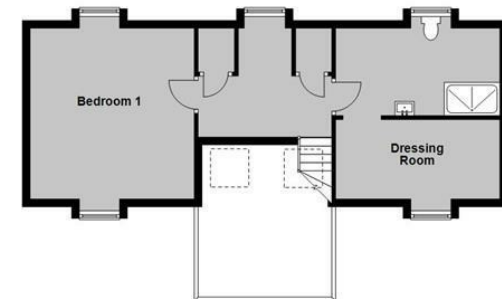
First Floor

Approx. 95.6 sq. metres (1030.8 sq. feet)



Second Floor

Approx. 50.6 sq. metres (545.2 sq. feet)





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