



CHRISTOPHER HODGSON

Yorkletts, Whitstable

85 Dargate Road, Yorkletts, Whitstable, Kent, CT5 3AG

Freehold

A contemporary family home built in 2019, ideally positioned in a peaceful setting within Yorkletts, a desirable semi-rural hamlet with woodland walks on your doorstep. The property enjoys excellent access to the fashionable seaside town of Whitstable (3 miles) and the historic market town of Faversham (6 miles), both offering high-speed rail services to London.

The spacious and beautifully presented accommodation extends to 1685 sq ft (156 sq m) and is arranged on the ground floor to provide an entrance porch, entrance hall, sitting room, and a superb kitchen/dining room with bi-folding doors opening onto the garden, together with a utility room and cloakroom. To the first floor, there are four

generous bedrooms and two stylish bathrooms, including an en-suite shower room to the principal bedroom.

The secluded south-facing garden extends to 83 ft (25 m) and provides a delightful setting in which to relax or entertain. It incorporates a garden studio with power and lighting, offering a versatile space for a variety of uses. A large driveway provides off-street parking for numerous vehicles and access to an EV charging point.

LOCATION Yorkletts is a desirable semi-rural location easily accessible to Whitstable (3.4 miles) and Faversham (6.3 miles), both enjoying a good range of educational facilities, shopping, recreational and leisure amenities as well as the High Speed Javelin service providing fast and frequent access from Faversham to London St Pancras with a journey time of approximately 68 minutes as well as services from Faversham to London Victoria with a journey time of approximately 75 minutes. The nearest motorway access is from Junction 6 of the M2 giving access also to the A2, Canterbury and subsequently the channel port of Dover. Canterbury is approximately six miles distant with its Cathedral, theatre, cultural and leisure amenities and also benefits from excellent public and state schools. The City also boasts the facility of a major shopping centre enjoying a range of mainstream retail outlets together with a variety of individual shops.	ACCOMMODATION The accommodation and approximate measurements (taken at maximum points) are: GROUND FLOOR • Entrance Hall • Sitting Room 19'7" x 13'10" (5.97m x 4.22m) • Kitchen/Dining Room 22'3" x 14'3" (6.78m x 4.34m) • Utility Room • Cloakroom FIRST FLOOR • Bedroom 1 19'6" x 13'10" (5.94m x 4.22m) • En-Suite Shower Room	• Bedroom 2 11'5" x 11'2" (3.48m x 3.40m) • Bedroom 3 11'2" x 10'7" (3.40m x 3.23m) • Bedroom 4 10'2" x 8'1" (3.10m x 2.46m) • Bathroom OUTSIDE • Garden 83" x 33" (25.30m x 10.06m) • Garden Studio 27" x 11" (8.23m x 3.35m) DISCLOSURE OF INTEREST In accordance with the Estate Agents Act 1979, intending purchasers are advised that one of the vendors of this property is an employee of Christopher Hodgson Estate Agents.
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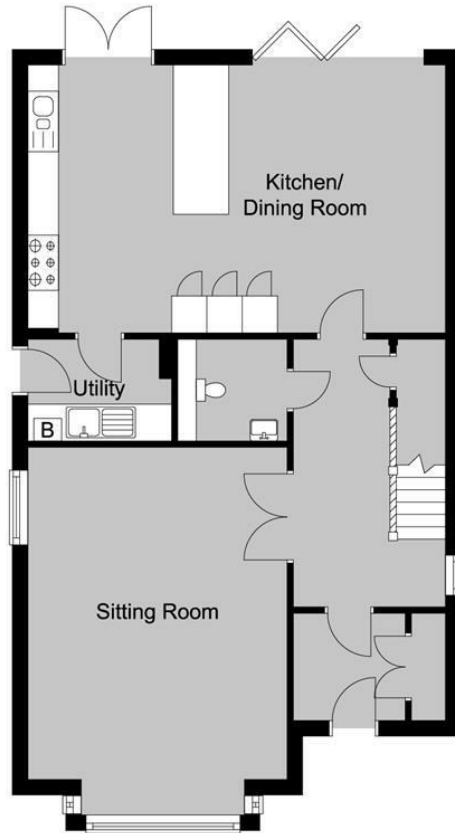
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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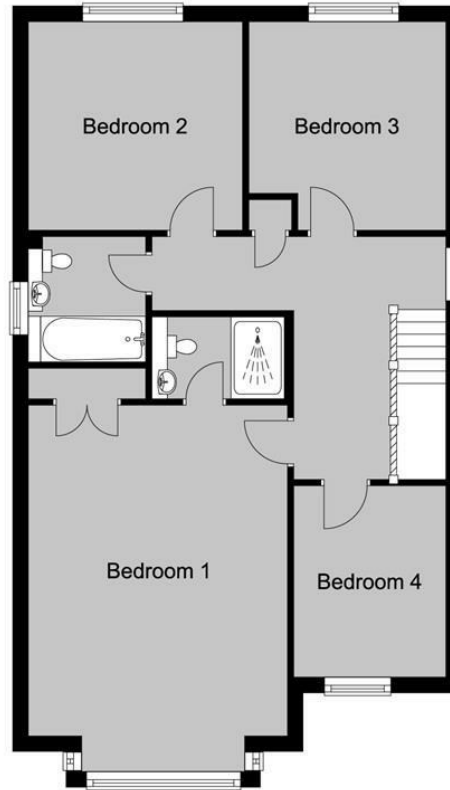
Ground Floor

Main area: approx. 78.3 sq. metres (842.8 sq. feet)



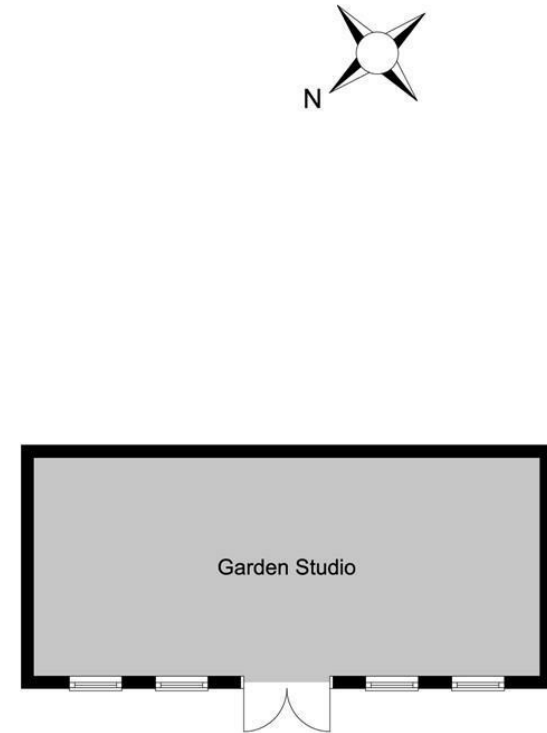
First Floor

Main area: approx. 78.2 sq. metres (842.2 sq. feet)



Outbuilding

Main area: approx. 27.6 sq. metres (297.0 sq. feet)



Main area: Approx. 156.5 sq. metres (1685.0 sq. feet)

Plus Outbuilding: Approx. 27.6 sq. metres (297.0 sq. feet)



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