



Chestfield, Whitstable

£550,000 Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Chestfield, Whitstable

8 Ellison Close, Chestfield, Whitstable, Kent, CT5 3JW

An extended detached bungalow situated in a peaceful location within close proximity to Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, Chestfield medical centre and Chestfield and Swalecliffe station (0.7 miles distant). The property is ideally positioned for access to both Whitstable and Canterbury.

The generously proportioned accommodation is arranged to provide an entrance porch, a generous sitting room open plan to a dining room, kitchen, three double bedrooms and a well appointed shower room. Outside, the West facing garden incorporates a timber deck and an area laid to lawn. A driveway and two garages provide off street parking for a number of vehicles.

No onward chain.



Location

Ellison Close enjoys a convenient position located just off Chestfield Road within this favoured village which is situated between Canterbury and Whitstable. The village is well served by Chestfield and Swalecliffe railway station offering fast and frequent services to London Victoria (approximately 89mins) and high speed links to London St Pancras (approximately 80 mins). Chestfield Medical Centre, Sainsburys Supermarket and a bus route connecting the local areas. The house 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 2.8 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 are:

- **Entrance Hall**
- **Sitting Room**
19'2" x 12'0" (5.86m x 3.66m)
at maximum points
- **Dining Room**
10'9" x 8'11" (3.30m x 2.72m)
at maximum points
- **Kitchen**
13'1" x 12'5" (4.00m x 3.80m)
at maximum points
- **Bedroom 1**
13'3" x 12'0" (4.05m x 3.66m)
at maximum points



• **Bedroom 2**
14'1" x 10'0" (4.30m x 3.06m)
at maximum points

• **Bedroom 3**
11'7" x 8'8" (3.55m x 2.66m)
at maximum points

• **Shower Room**
7'8" x 6'8" (2.34m x 2.05m)
at maximum points

OUTSIDE

• **Garden**
59' x 51' (17.98m x 15.54m)
at maximum points

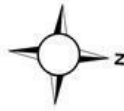
• **Attached Garage**
15'8" x 10'5" (4.80m x 3.20m)
at maximum points

• **Detached Garage**
16'8" x 8'5" (5.10m x 2.58m)
at maximum points

Video Tour Available

Please view the video tour for this property, and contact us to discuss arranging a physical viewing.





Ground Floor

Main area: approx. 96.0 sq. metres (1032.9 sq. feet)
Plus garages, approx. 28.5 sq. metres (306.7 sq. feet)

Detached Garage



Main area: Approx. 96.0 sq. metres (1032.9 sq. feet)
Plus garages, approx. 28.5 sq. metres (306.7 sq. feet)

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

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

