



CHRISTOPHER HODGSON

Whitstable

Oakwell House, Willow Road, Whitstable, Kent, CT5 3DW

Freehold

Oakwell House is an exceptional family home set within a peaceful and secluded woodland environment, boasting substantial grounds of just over one acre. The property is approached via a private driveway from Willow Road, on the outskirts of Whitstable, and enjoys a convenient location just 5 miles from Canterbury.

This impressive contemporary residence has been extensively remodelled to provide beautifully presented accommodation extending to approximately 4,228 sq ft (393 sq m). The layout includes a striking entrance hall with a bespoke ironwork staircase rising to a galleried landing, a generous sitting room, and a luxurious kitchen/breakfast room featuring a vaulted ceiling and bi-folding doors opening onto the gardens. There are four double bedrooms, including a principal suite with a dressing room, and four bathrooms (three en-suite).

The stunning gardens offer an idyllic setting for relaxation and entertaining, incorporating a large decked terrace overlooking a natural pond and a 3G football pitch. A triple garage and sweeping shingled driveway provide ample parking, secured by electronic gates. Additionally, planning permission (Ref: CA/22/02082) has been granted for a single-storey extension to create a swimming pool, reception area, gymnasium, sauna, and jacuzzi.

LOCATION	GROUND FLOOR		• Bedroom 2 18'5" x 14'8" (5.61m x 4.47m)
	• Entrance Hall		• En-Suite Shower Room
	• Sitting Room 26'7" x 22'3" (8.11m x 6.79m)		• Bedroom 3 17'6" x 11'8" (5.33m x 3.55m)
	• Kitchen/Breakfast Room 39'7" x 22'2" (12.07m x 6.76m)		• Bathroom
	• Utility Room 14'1" x 7'9" (4.29m x 2.36m)		OUTSIDE
	• Utility Room 6'5" x 6'0" (1.96m x 1.83m)		• Garden
	• Shower Room		• Triple Garage
	• Bedroom 1 17'8" x 15'1" (5.39m x 4.61m)		
	• En-Suite Shower Room		
	• Dressing Room 14'7" x 12'2" (4.44m x 3.70m)		
	• Bedroom 4 11'10" x 16'8" (3.61m x 5.08m)		
	• En-Suite Shower Room		
ACCOMMODATION	FIRST FLOOR		
	The accommodation and approximate measurements (taken at maximum points) are:		

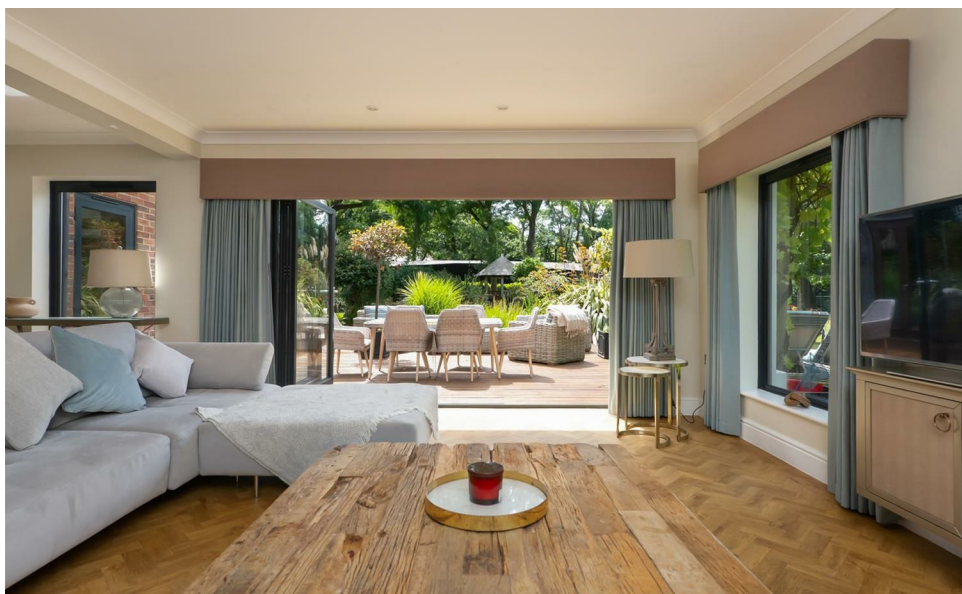
















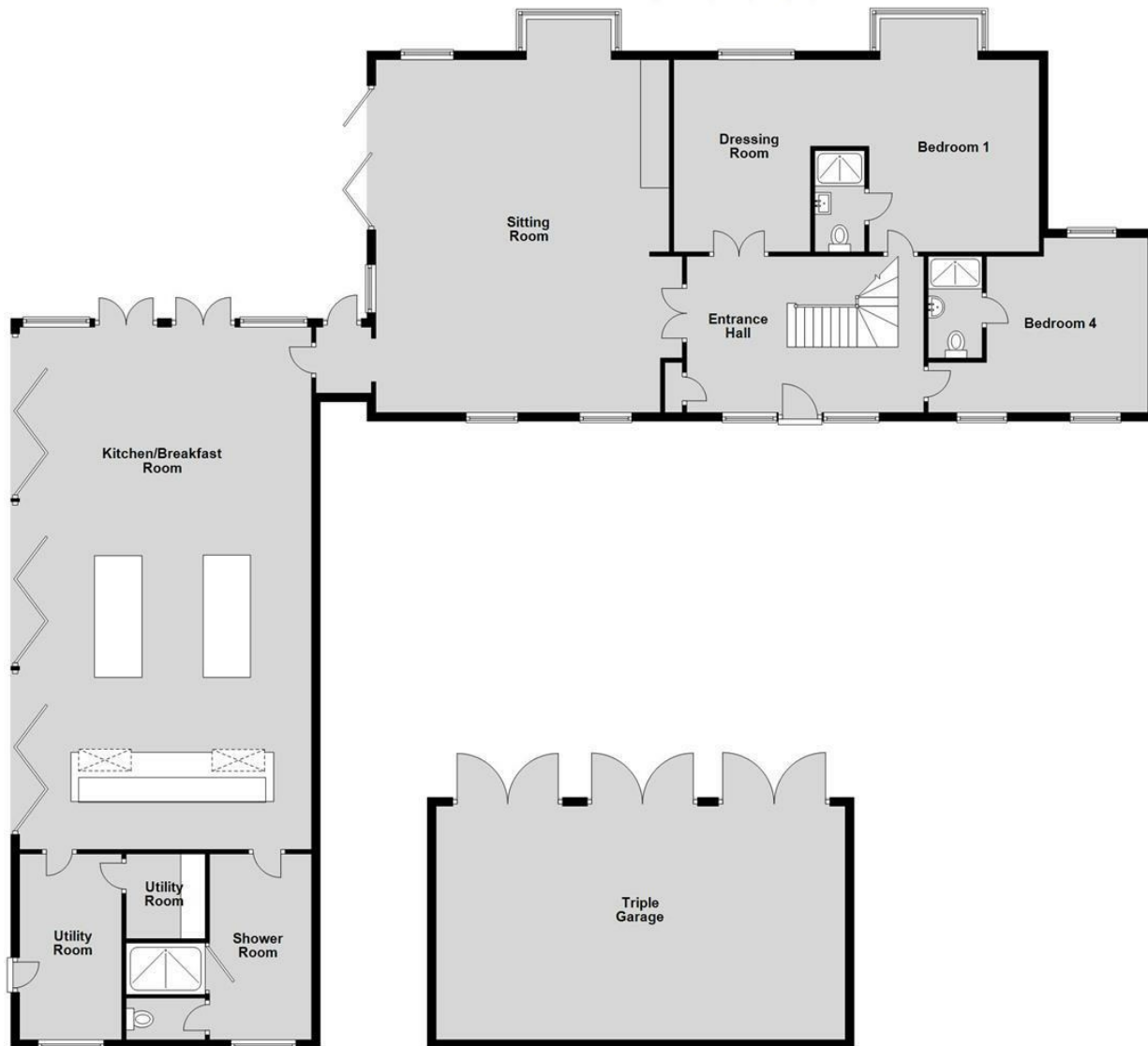
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(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
Approx. 299.1 sq. metres (3219.6 sq. feet)



First Floor
Approx. 93.7 sq. metres (1008.5 sq. feet)



Total area: approx. 392.8 sq. metres (4228.2 sq. feet)



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