

CHRISTOPHER HODGSON



Chestfield, Whitstable
£549,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Chestfield, Whitstable

91 Maydowns Road, Chestfield, Whitstable, Kent, CT5 3LW

A significantly extended detached bungalow occupying a generous plot, ideally situated towards the end of a private no-through road. The property is within close proximity of Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, Chestfield medical centre, supermarkets, bus routes, and Chestfield and Swalecliffe station (0.6 miles).

The versatile and deceptively spacious accommodation extends to 1762 sq ft (164 sq m) and is arranged to provide an entrance hall, a generous sitting room open-plan to a dining room, a living room, a kitchen, four bedrooms, a study/fifth bedroom, and three bathrooms including an

en-suite shower room to the principal bedroom.

Should it be required, the accommodation can be used flexibly to support multi-generational living/annexe accommodation.

The mature and thoughtfully landscaped rear garden extends to 108 ft (33 m) and incorporates a raised decked terrace and a patio area. A driveway to the front of the property provides off street parking for a number of vehicles.



LOCATION

Maydowns Road is a desirable location in the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80 mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property is 1 mile distant from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Chestfield is situated between the seaside town of Whitstable, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (6.5 miles distant) which 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 and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. The A299 is

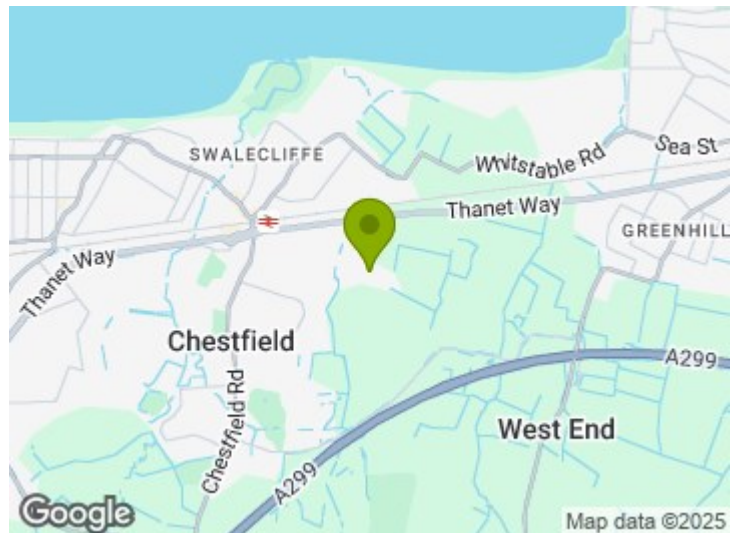
also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 16'2" x 10'2" (4.92m x 3.11m)
- Dining Room 14'4" x 10'7" (4.38m x 3.22m)
- Living Room 18'3" x 11'2" (5.56m x 3.40m)
- Kitchen 15'1" x 11'5" (4.60m x 3.47m)
- Bedroom 1 23'5" x 12'4" (7.15m x 3.77m)
- En-Suite Shower Room



- Bedroom 2 14'3" x 12'2" (4.35m x 3.70m)
- Bedroom 3 12'6" x 9'8" (3.81m x 2.95m)
- Shower Room
- Bedroom 4 11'2" x 7'8" (3.40m x 2.34m)
- Bathroom 11'5" x 7'0" (3.48m x 2.14m)
- Study/Bedroom 5 9'11" x 7'4" (3.01m x 2.24m)

OUTSIDE

- Garden 108' x 27' (32.92m x 8.23m)



Ground Floor

Approx. 163.8 sq. metres (1762.6 sq. feet)



Total area: approx. 163.8 sq. metres (1762.6 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (A+)	92-100		
Energy efficient (A)	81-91		
Decent (B)	69-80		
Below average (C)	54-68		
Energy inefficient (D)	45-53		
Poor (E)	35-44		
Very energy inefficient (F)	23-34		
Extremely energy inefficient (G)	1-22		
Minimum efficient - Higher heating costs		EPC Decrement	
England & Wales		2020-2023	

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