

CHRISTOPHER HODGSON



Chestfield, Whitstable

£525,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Chestfield, Whitstable

Juniper, Fair Lawn, Chestfield, Whitstable, Kent, CT5 3JZ

A charming 1930's family home enjoying a picturesque setting on the edge of a green in one of Chestfield's most desirable locations. The property is a short stroll from Chestfield Golf Club and Chestfield & Swalecliffe mainline railway station, and is conveniently positioned for access to both Whitstable (2.3 miles) and Canterbury (5.4 miles).

The significantly extended and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, a generous sitting room with a wood-burning stove opening to a dining room, a kitchen

overlooking the garden, a double bedroom, a utility room, and a well-appointed shower room. The first floor comprises two double bedrooms and a stylish bathroom.

The beautifully maintained gardens are a particularly attractive feature of the property and extend to 76ft (23.40m), incorporating an air-conditioned studio which would suit a variety of uses, and a storage shed. A block-paved driveway provides access to a detached garage and off-street parking for a number of vehicles.



LOCATION

Fair Lawn is a desirable private road access via The Leas, 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 / 80mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsbury's Supermarket and a bus route are also easily accessible. The property is within walking distance of 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 (approximately 5.6 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 16'11" x 10'11" (5.15m x 3.34m)
- Dining Room 10'2" x 9'5" (3.09m x 2.88m)
- Kitchen 10'10" x 10'2" (3.30m x 3.10m)
- Bedroom 3 10'10" x 10'8" (3.30m x 3.25m)
- Utility Room 5'11" x 7'1" (1.80m x 2.17m)
- Shower Room

FIRST FLOOR

- Bedroom 1 16'11" x 10'11" (5.15m x 3.34m)
- Bedroom 2 11'0" x 10'8" (3.35m x 3.25m)
- Bathroom

OUTSIDE



- Garden 77' x 70' (23.47m x 21.34m)
- Garage 21'2" x 9'8" (6.45m x 2.95m)
- Studio 14'1" x 9'10" (4.29m x 3.00m)



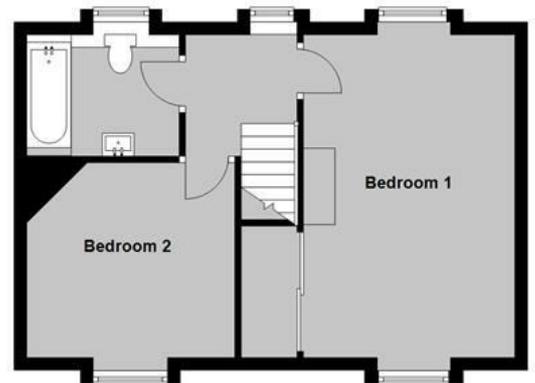
Ground Floor

Main area: approx. 61.4 sq. metres (661.2 sq. feet)
Plus garages, approx. 19.0 sq. metres (205.0 sq. feet)
Plus outbuildings, approx. 12.9 sq. metres (138.6 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Main area: Approx. 103.0 sq. metres (1109.0 sq. feet)

Plus garages, approx. 19.0 sq. metres (205.0 sq. feet)
Plus outbuildings, approx. 12.9 sq. metres (138.6 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,445.60.

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
95-100 Energy efficient Green rating scale	B		
80-95 Energy efficient Green rating scale	C		
65-80 Energy efficient Green rating scale	D		
50-65 Energy efficient Green rating scale	E		
35-50 Energy efficient Green rating scale	F		
20-35 Energy efficient Green rating scale	G		
10-20 Energy efficient Green rating scale	H		
1-10 Energy efficient Green rating scale	I		
0-10 Energy efficient Green rating scale	J		
Energy Efficiency Rating		62	73
England & Wales		ED	December 2020/2021

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