



CHRISTOPHER HODGSON



# Chestfield, Whitstable

## China Cottage, Broomfield Gate, Chestfield, Whitstable, Kent, CT5 3ES

Freehold

A rare opportunity to acquire a substantial chalet house in a delightful woodland setting. 'China Cottage' is situated in a highly desirable private road on the outskirts of Chestfield, ideally positioned for access to Whitstable (3 miles) and Canterbury (4.5 miles).

The property now requires refurbishment throughout, and occupies a generous plot with a frontage of approximately 90ft (27.4m) to Broomfield Gate and an overall depth in the region of 193ft (58.8m). There is considerable scope to extend and remodel the existing building to create an exceptional family home (subject to all necessary consents and approvals being obtained).

The spacious accommodation is currently arranged on the ground floor to provide an entrance hall, sitting room, dining room, kitchen, breakfast room, three spacious double bedrooms, a bathroom, and a cloakroom. The first floor is occupied by the principal bedroom and a second bathroom.

Outside, the rear garden backs directly onto Thornden Woods and extends to 126ft (38.4m), incorporating a detached garage, a workshop, and a summer house. A carriage driveway provides off-street parking for a number of vehicles. No onward chain.

LOCATION		also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.	
Broomfield Gate is one of the most desirable locations in the favoured village of Chestfield and is well served by Chestfield and Swalecliffe railway station offering fast and frequent services to London Victoria (approximately 83 minutes) and high speed links to London St Pancras (approximately 76 minutes), Chestfield Medical Centre, Sainsburys Supermarket and a bus route. The property is approximately 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 approximately 3 miles distant which offers a good range of individual shops, sea front, harbour and well regarded restaurants for which the town has become renowned. The Cathedral City of Canterbury is approximately 5.5 miles distant and offers a number of public and state schools, 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		ACCOMMODATION	
		The accommodation and approximate measurements (taken at maximum points) are:	
		GROUND FLOOR	
		<ul style="list-style-type: none"><li>• Entrance Hall</li><li>• Sitting Room 15'7" x 12'0" (4.77m x 3.67m)</li><li>• Dining Room 16'2" x 10'1" (4.94m x 3.08m)</li><li>• Kitchen 11'1" x 9'7" (3.40m x 2.93m)</li><li>• Breakfast Room 10'5" x 9'3" (3.20m x 2.82m)</li><li>• Bedroom 2 12'2" x 10'1" (3.71m x 3.08m)</li><li>• Bedroom 3 11'8" x 9'1" (3.56m x 2.78m)</li><li>• Bedroom 4 10'2" x 9'5" (3.10m x 2.89m)</li></ul>	
		<ul style="list-style-type: none"><li>• Bathroom 10'0" x 9'7" (3.05m x 2.94m)</li><li>• Cloakroom 3'7" x 2'7" (1.11 x 0.81m)</li></ul>	
		FIRST FLOOR	
		<ul style="list-style-type: none"><li>• Bedroom 1 15'7" x 14'3" (4.75m x 4.35m)</li><li>• Bathroom 7'4" x 5'7" (2.24m x 1.72m)</li></ul>	
		OUTSIDE	
		<ul style="list-style-type: none"><li>• Rear Garden 126' x 90' (38.40m x 27.43m)</li><li>• Garage 20'0" x 14'1" (6.10m x 4.30m)</li><li>• Workshop 22'8" x 10'11" (6.93m x 3.33m)</li><li>• Summer House 13'7" x 8'6" (4.15m x 2.60m)</li></ul>	





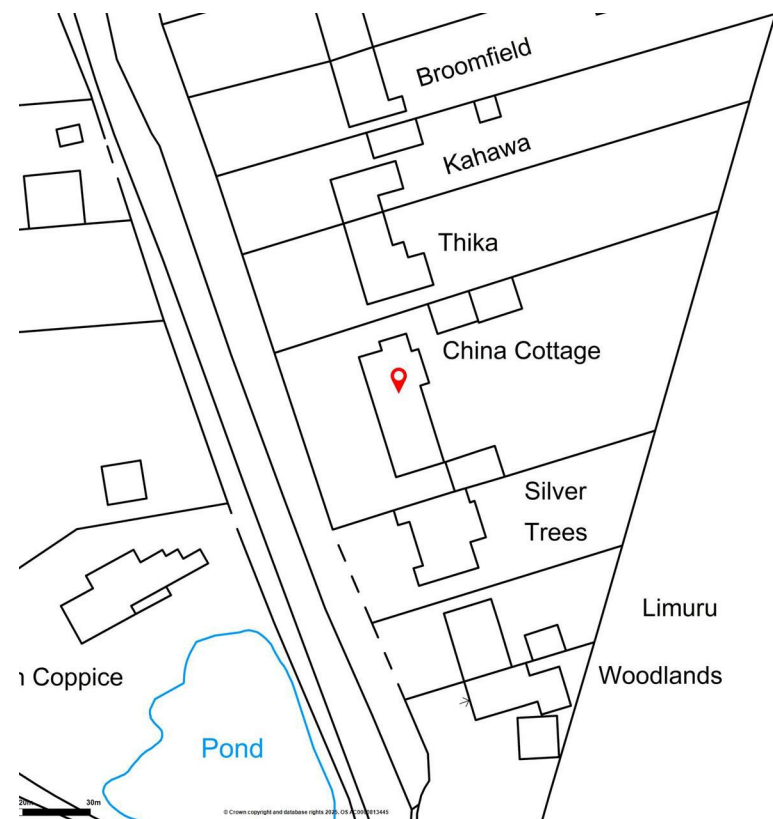












**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

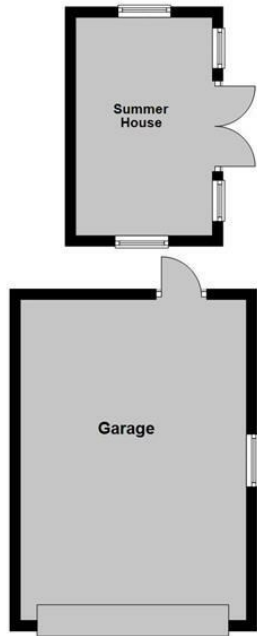
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

## ENERGY PERFORMANCE CERTIFICATE

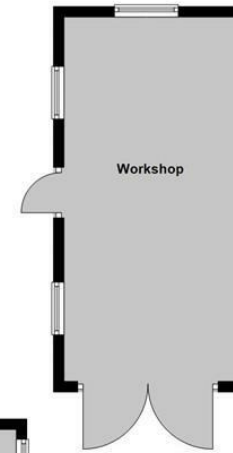
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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 state 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.



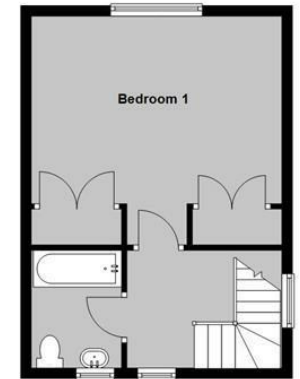


**Ground Floor**  
Main area: approx. 118.6 sq. metres (1276.9 sq. feet)  
Plus garages, approx. 26.2 sq. metres (282.3 sq. feet)  
Plus outbuildings, approx. 33.8 sq. metres (364.1 sq. feet)



**Main area: Approx. 150.4 sq. metres (1619.2 sq. feet)**  
Plus garages, approx. 26.2 sq. metres (282.3 sq. feet)  
Plus outbuildings, approx. 33.8 sq. metres (364.1 sq. feet)

**First Floor**  
Approx. 31.8 sq. metres (342.3 sq. feet)







95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | [INFO@CHRISTOPHERHODGSON.CO.UK](mailto:INFO@CHRISTOPHERHODGSON.CO.UK) | [CHRISTOPHERHODGSON.CO.UK](http://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 address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe