



Chestfield, Whitstable

Clinkers Molehill Road, Chestfield, Whitstable, Kent, CT5 3PD

Standing on a generous plot set back from Molehill Road, this attractive detached house is ideally situated in this highly regarded village, in close proximity to Whitstable (3 miles) and Canterbury (5.5 miles).

'Clinkers' is an exceptional family home, and has been extensively refurbished and finished to a high standard throughout by the current owners. The thoughtfully designed interior offers well proportioned and beautifully presented accommodation arranged to provide an entrance hall, drawing room, sitting room with wood burning stove, an impressive open-plan kitchen/dining room, a garden room, study, utility room and cloakroom. To the first floor there are four double bedrooms, a shower room and a large family bathroom. There is further potential to extend the existing accommodation, and plans have been approved (subject to conditions) for an extension to the first floor to create a fifth bedroom and a further bathroom.

The private and secluded gardens are a particularly attractive feature of the property, and incorporate a natural stone terrace spanning the width of the house. A shingled driveway to the front of the property provides a generous area of off road parking and access to the detached garage.

Location

Molehill Road is a much sought after road within this favoured village which is situated between Canterbury and Whitstable. The village is well served by both Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (approximately 80mins) and high speed links to London St Pancras (approximately 73 mins). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property 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 3 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:

GROUND FLOOR

- **Entrance Hall**
- **Sitting Room**
16'1" x 16'0" (4.90m x 4.88m)
at maximum points.
- **Kitchen/Dining Room**
23'3" x 21'1" (7.09m x 6.45m)
at maximum points.
- **Study**
16'1" x 8'10" (4.90m x 2.69m)
- **Drawing Room**
18'8" x 16'0" (5.69m x 4.88m)
at maximum points.

- **Garden Room**
11'1" x 8'9" (3.40m x 2.69m)
at maximum points.
- **Utility Room**
16'9" x 5'10" (5.13m x 1.78m)
at maximum points.

FIRST FLOOR

- **Landing**
- **Bedroom 1**
16'0" x 10'11" (4.87m x 3.32m)
at maximum points.
- **Bedroom 2**
13'10 x 9'7 (4.22m x 2.92m)
at maximum points.
- **Bedroom 3**
15'1" x 10'0" (4.60m x 3.05m)

- **Bedroom 4**
10'7" x 9'8 (3.23m x 2.95m)
at maximum points.
- **Bathroom**
12'0 x 10'7 (3.66m x 3.23m)
at maximum points.
- **Shower Room**

OUTSIDE

- **Garage**
18'2 x 9'7 (5.54m x 2.92m)
at maximum points.
- **Garden**
79'0 x 70'6 (24.08m x 21.49m)
at maximum points.











Viewing

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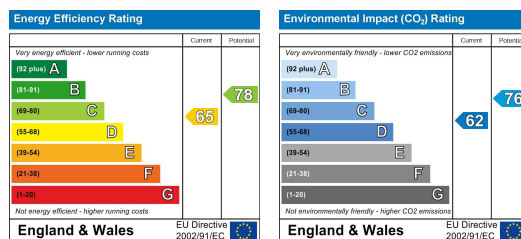
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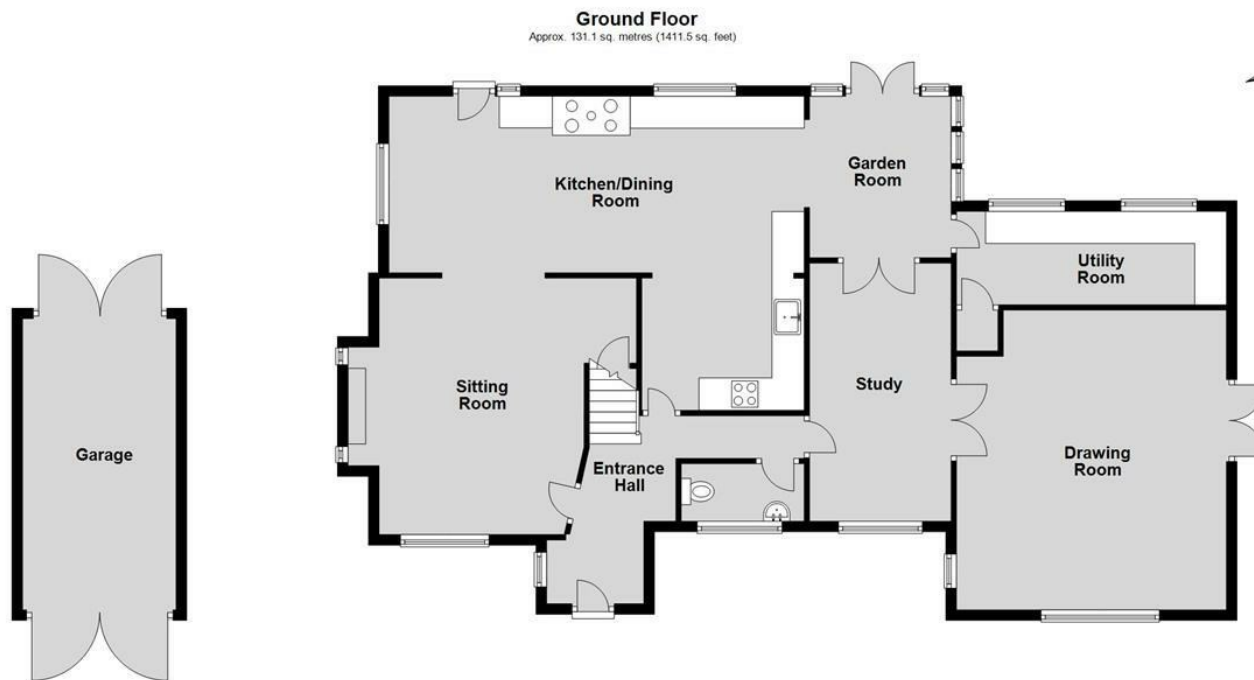
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Energy Performance Certificate



Folio No. 6298/WR



Total area: approx. 219.2 sq. metres (2359.3 sq. feet)

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