



# Chestfield, Whitstable

Fairway Barn, Molehill Road, Chestfield, Whitstable, Kent, CT5 3PB

A substantial, family home occupying an enviable position overlooking Chestfield golf course.

This imposing property has been designed in the style of a traditional Kentish Barn, and merges effortlessly with its idyllic, leafy surroundings. Fairway Barn forms part of an exclusive development of just two homes, and enjoys a peaceful setting at the end of a private road in this highly regarded village, within close proximity of Whitstable (2.7 miles) and Canterbury (6.2 miles).

The contemporary open-plan living accommodation extends to 2477 sq ft (230 sq m), and is finished to a high specification throughout. The ground floor is arranged to provide a reception hall with an impressive glazed entrance which rises two stories, a living room open-plan to a stylish kitchen, a utility room, three double bedrooms, a smartly fitted bathroom and a cloakroom. The first floor comprises a generous galleried landing which could be utilised as a study area and a sitting room with bi-folding doors opening to a South facing balcony, designed to maximise the stunning views across the fairway. There is also a luxurious master bedroom suite with en-suite shower room and walk-in-wardrobe.

The South facing gardens extend to 78ft (29m) and incorporate a natural stone terrace which spans the width of the house. A detached double garage and driveway provide off-road parking for a number of vehicles. No onward chain.

## 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 Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (approximately 80 minutes) and high speed links to London St Pancras (approximately 73 minutes). 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

- Reception Hall

- Kitchen/Dining/Living Room

38'6" x 26'6" (11.76m x 8.10m)  
at maximum points.

- Utility Room

8'6" x 4'7" (2.59m x 1.40m)

- Bedroom 2

14'5" x 10'7" (4.39m x 3.23m)

- Bedroom 3

12'9" x 11'6" (3.89m x 3.53m)  
at maximum points.

- Bedroom 4

11'6" x 10'7" (3.51m x 3.23m)

- Bathroom

9'2" x 8'0" (2.79m x 2.44m)  
at maximum points.

- Cloakroom

### FIRST FLOOR

- Galleried Landing

13'1" x 8'9" (3.99m x 2.67m)  
at maximum points.

- Sitting Room

22'6" x 15'8" (6.88m x 4.78m)  
at maximum points.

- Balcony

11'3" x 14'2" (3.42m x 4.32m)  
at maximum points.

- Master Bedroom

26'10" x 16'9" (8.20m x 5.13m)  
at maximum points.

- En-Suite Shower Room

12'0" x 6'7" (3.66m x 2.03m)  
at maximum points.

- Walk-in-Wardrobe

### OUTSIDE







- **Rear Garden**  
78'4" x 29'10" (23.9m x 9.1m)  
at maximum points.
- **Detached Double Garage**  
19'10" x 19'6" (6.05m x 5.94m)  
at maximum points.

### Specification

#### Kitchen:

- Bespoke solid wood in-frame kitchen in satin finish
- Quartz worktops
- Integrated Neff appliances consisting of:-
- Single oven
- Combi oven with microwave function
- Five burner induction hob
- Downdraft extractor unit
- Full-height larder fridge
- Dishwasher
- Ceramic double Belfast sink
- Island with breakfast bar
- Pendant lights to dining area

#### Bathrooms and Cloakroom:

- Quality sanitary ware
- Wall-hung WC's with concealed cisterns

- Double basin (Bathroom)
- Wall-hung designer wash basin with storage beneath
- Frameless glazed shower enclosure (Master En-Suite)
- Bath set into tiled surround (Bathroom)
- Rainfall shower with handheld shower attachment
- Feature mirrored wall (Master En-Suite)
- Recessed shelving to shower/bath
- Tiled floors
- Tiled walls
- Heated towel rails
- Extractor fan
- Shaver point

#### General:

- Solid oak front entrance door
- Floor to ceiling windows to entrance hall
- Solid oak staircase with glass balustrade
- Galleried landing
- Engineered oak flooring to living rooms
- Luxury carpets to bedrooms
- Underfloor heating throughout with individual thermostatic control
- Freestanding wood burning stove
- Recessed LED lighting throughout
- Ambient wall lights to living room area
- Velux windows (where applicable)

- Juliet balcony to master bedroom
- Vaulted ceilings

#### Utility Room:

- Vaillant gas fired boiler
- Fitted cupboard housing Megaflow hot water cylinder and pressurised system
- Quartz worktops with recess and plumbing beneath for whitegoods

#### Exterior:

- Natural stone slab patio
- Balcony with frameless glass balustrade and timber decking
- Power and lighting to balcony
- Power, lighting and cold water to garage
- Electric roller doors to garage
- Black timber cladded elevations
- Black slate roof

#### Warranty:

- 10 Year BuildZone Warranty













### Viewing

### STRICTLY BY PRIOR APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95/97 Tankerton Road, Whitstable  
Kent CT5 2AJ

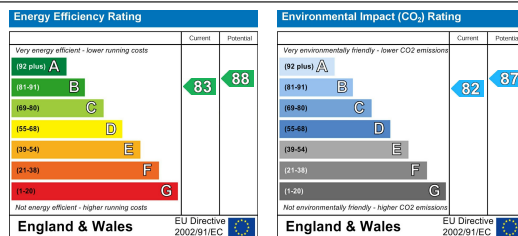
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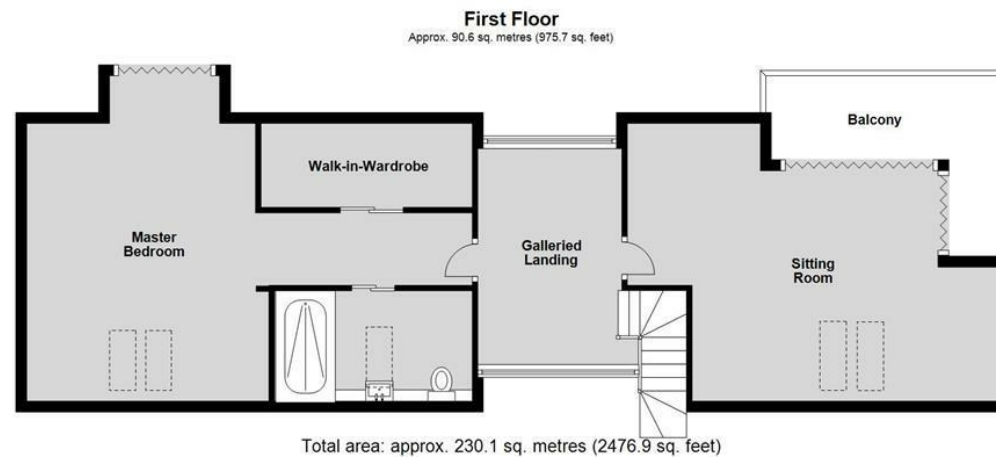
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Total area: approx. 230.1 sq. metres (2476.9 sq. feet)

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