

CHRISTOPHER HODGSON



**Chestfield, Whitstable**  
**Guide Price £675,000**

Freehold



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# Chestfield, Whitstable

## *49 Plantation Road, Chestfield, Whitstable, Kent, CT5 3LQ*

A unique and exciting opportunity to acquire a detached house occupying an exceptionally generous plot totalling 0.41 acres, at the end of a desirable cul-de-sac within this favoured village. The property is within proximity of shops and amenities, Chestfield Medical Centre, Village Hall, Chestfield station (0.5 miles) and is easily accessible to both Canterbury and Whitstable.

The house now requires a programme of refurbishment throughout and has considerable scope for significant extension and remodelling (subject to all necessary consents and approvals being obtained), which, once complete, would result in an exceptional family home.

The generously proportioned accommodation is currently arranged to provide an entrance porch, entrance hall, sitting room opening to a dining area, a kitchen, a utility, and a double bedroom with an en-suite shower room. To the first floor, there are three bedrooms, a shower room, and a separate cloakroom.

The notably large west-facing gardens are a particularly attractive feature of the property, extending to 185ft (56m). A driveway provides off-street parking for a number of vehicles and access to both a detached garage and an integral garage. No onward chain.



### LOCATION

Plantation Road is a desirable location within the popular village of Chestfield, 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 & Cannon St approximately 80 minutes), Chestfield Medical Centre, Sainsburys Supermarket and a bus route connecting the local areas. The house 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 2.3 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 22'2" x 11'3" (6.76m x 3.43m)
- Dining Area 13'0" x 9'5" (3.96m x 2.87m)

- Kitchen 16'2" x 8'6" (4.93m x 2.59m)
- Utility Room 11'6" x 8'2" (3.51m x 2.50m)
- Bedroom 1 15'1" x 13'5" (4.60m x 4.09m)
- En-Suite Shower Room

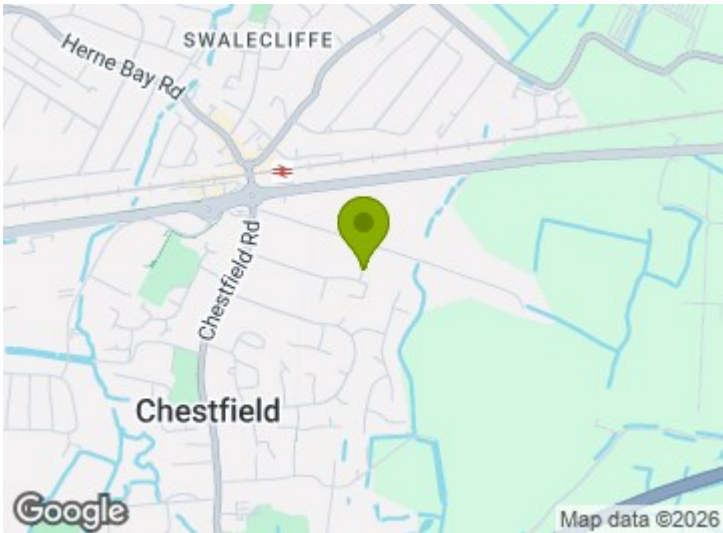
#### FIRST FLOOR

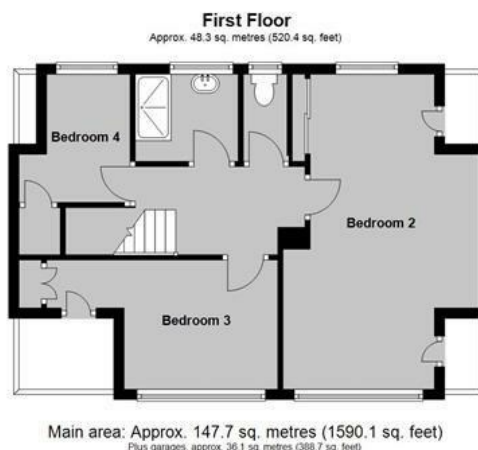
- Bedroom 2 20'2" x 12'7" (6.14m x 3.83m)
- Bedroom 3 14'10" x 8'5" (4.52m x 2.57m )
- Bedroom 4 8'2" x 7'7" (2.50m x 2.30m)
- Shower Room
- Cloakroom

#### OUTSIDE

- Integral Garage 15'7" x 8'2" (4.75m x 2.49m)
- Cloakroom
- Detached Garage 18'8" x 14'1" (5.69m x 4.29m)







Main area: Approx. 147.7 sq. metres (1590.1 sq. feet)  
Plus garages, approx. 36.1 sq. metres (388.7 sq. feet)

**Council Tax Band E. The amount payable under tax band E for the year 2025/2025 is £2,874.69.**

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| Energy Efficiency Rating                      |   | Current                 | Potential |
|-----------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs   | A |                         |           |
| Energy efficient                              | B |                         |           |
| Decent                                        | C |                         |           |
| Needs some work                               | D |                         |           |
| Needs more work                               | E |                         |           |
| Very poor                                     | F |                         |           |
| Worst energy efficient - higher running costs | G |                         |           |
| Energy Efficiency Rating                      |   | 76                      | 65        |
| England & Wales                               |   | EDC Domestic properties |           |

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