

CHRISTOPHER HODGSON



Whitstable

Guide Price **£575,000** Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

4 Oakwood Mews, Stanley Road, Whitstable, Kent, CT5 4QT

A detached family home situated on a private no-through road moments from Duncan Downs and conveniently positioned within walking distance of the bustling town centre and station (0.9 miles), as well as being accessible to the seafront, supermarkets, and Estuary View medical centre.

The spacious and beautifully presented accommodation extends to 1554 sq ft (144 sq m) and is arranged to provide an entrance hall, a generous sitting room with doors leading to the garden, a dining room, contemporary kitchen, utility cupboard, and a cloakroom. To the first floor

there are four generous bedrooms and two well-appointed shower rooms including an en-suite shower room to the principal bedroom. The property benefits from a fully boarded and carpeted loft with central heating, which is accessed via a loft ladder.

The mature and established rear garden enjoys a Westerly aspect and extends to 45 ft (14 m). A detached garage and driveway provides an area of off street parking.



LOCATION

Stanley Road is a popular residential location on the outskirts of this highly sought after town, enjoying an elevated position within easy access of The Duncan Downs. The property is conveniently situated for access to the town centre and local bus routes. Whitstable is an increasingly popular and fashionable town by the sea and enjoys a variety of shopping, educational and leisure amenities including sailing, watersports and bird watching, as well as the seafood restaurants for which it has become renowned. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking 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 16'7" x 13'5" (5.05m x 4.09m)
- Dining Room 10'8" x 8'10" (3.25m x 2.69m)
- Kitchen 12'6" x 10'8" (3.80m x 3.26m)

- Utility Cupboard

- Cloakroom

FIRST FLOOR

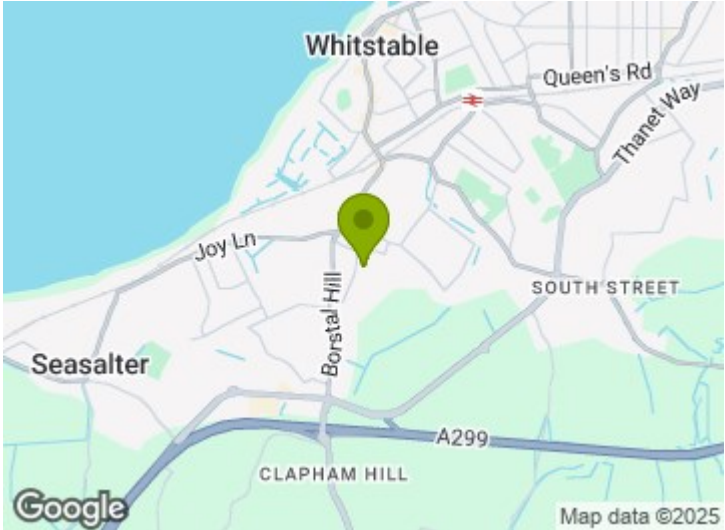
- Bedroom 1 12'4" x 10'8" (3.75m x 3.26m)
- En-Suite Shower Room
- Bedroom 2 12'3" x 11'10" (3.73m x 3.61m)
- Bedroom 3 10'8" x 9'0" (3.25m x 2.74m)
- Bedroom 4 9'6" x 7'5" (2.89m x 2.26m)
- Shower Room

LOFT

- Boarded Loft 27'7" x 13'1" (8.41m x 3.99m)

OUTSIDE

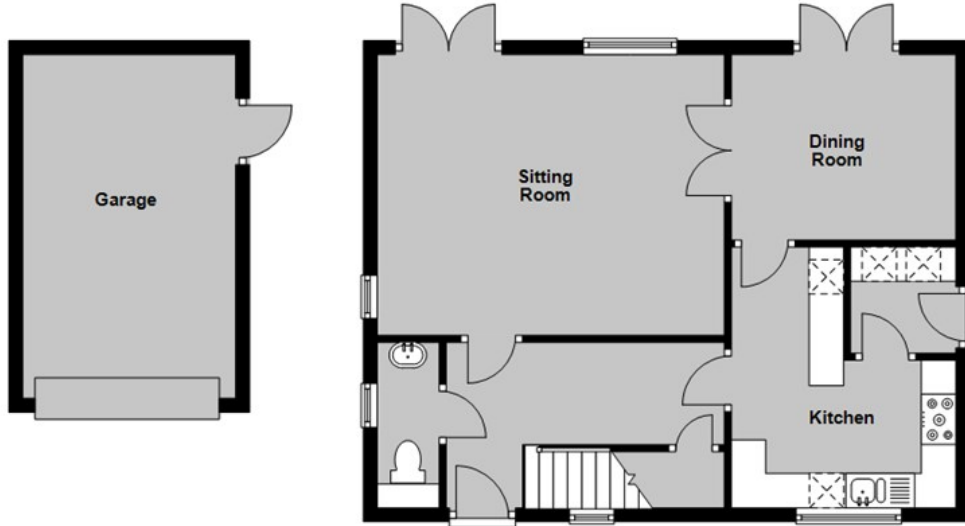
- Garden 45' x 26'6" (13.72m x 8.08m)
- Garage 16'5" x 10'2" (5.00m x 3.10m)





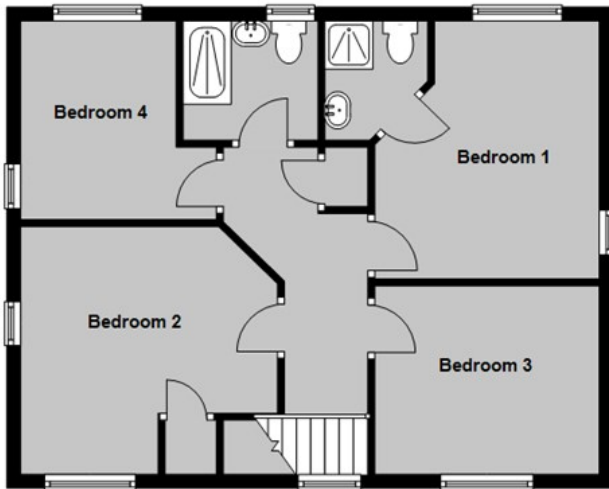
Ground Floor

Main area: approx. 55.4 sq. metres (596.5 sq. feet)
Plus garages: approx. 15.5 sq. metres (166.6 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



Loft

Approx. 33.6 sq. metres (361.7 sq. feet)



Main area: Approx. 144.4 sq. metres (1554.2 sq. feet)
Plus garages: approx. 15.5 sq. metres (166.6 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - highest running costs	F		
Energy efficiency rating	G	74	82
England & Wales		EPC Display Standard	

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