



CHRISTOPHER HODGSON

Chestfield, Whitstable

Tudor Lodge Polo Way, Chestfield, Whitstable, Kent, CT5 3LA

Freehold

Standing on a generous corner plot set back from Polo Way, this attractive detached house is ideally situated in this highly regarded village, in close proximity to Whitstable (3 miles) and Canterbury (6 miles).

'Tudor Lodge' is an exceptional family home originally built by George Reeves, a renowned local builder in the early 20th Century who was known for incorporating materials salvaged from 'Hales Place' mansion in Canterbury, some of which are still evident today.

The thoughtfully designed interior offers well-proportioned and beautifully presented accommodation extending to 2509 sq ft (233 sq m). The ground floor is arranged to provide a spacious entrance hall, sitting room with wood burning stove, a dining room, kitchen/breakfast room, utility room and cloakroom.

To the first floor there are four bedrooms, two bathrooms and a cloakroom, including an en-suite shower room to the principal bedroom.

In addition, there is a separate annexe which benefits from its own private entrance, an open-living room with kitchen, a double bedroom and an en-suite shower room.

Outside, the private and secluded South facing gardens are a particularly attractive feature of the property and incorporate a brick paved terrace spanning the width of the house, an expanse of lawn and well stocked borders. The property also benefits from access to The Leas. A driveway provides a generous area of off street parking and access to the former garage, which has been divided to provide a workshop and further storage.

LOCATION	ACCOMMODATION	
	The accommodation and approximate measurements (taken at maximum points) are:	
	GROUND FLOOR	
	• Entrance Hall 14'3" x 11'10" (4.35m x 3.62m) • Sitting Room 20'0" x 14'1" (6.10m x 4.28m) • Dining Room 14'3" x 13'11" (4.36m x 4.26m) • Kitchen 19'4" x 10'5" (5.90m x 3.18m) • Breakfast Room 11'10" x 9'6" (3.62m x 2.90m) • Rear Hall 9'2" x 6'2" (2.8m x 1.9m) • Utility Room 7'7" x 5'1" (2.32m x 1.57m) • Cloakroom	• Bedroom 2 14'11" x 12'1" (4.57m x 3.70m) • Bedroom 3 12'3" x 11'1" (3.75m x 3.39m) • Bedroom 4 9'0" x 8'0" (2.75m x 2.45m) • Bathroom • Cloakroom
	FIRST FLOOR	ANNEXE
	• Bedroom 1 15'0" x 12'5" (4.57m x 3.78m) • En-Suite Shower Room	• Entrance Hall 6'4" x 4'8" (1.95m x 1.44m) • Living Room/Kitchen 12'8" x 12'3" (3.85m x 3.73m) • Bedroom 9'11" x 8'4" (3.04m x 2.55m) • En-Suite Shower Room
		OUTSIDE
		• Garden 107' x 78' (32.61m x 23.77m) • Workshop 9'3" x 5'10" (2.84m x 1.8m) • Storage 9'6" x 8'4" (2.90m x 2.56m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Ground Floor
Approx. 124.1 sq. metres (1335.4 sq. feet)



First Floor
Approx. 109.1 sq. metres (1174.5 sq. feet)



Total area: approx. 233.2 sq. metres (2509.8 sq. feet)



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