Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Chestfield, Whitstable

£565,000 Freehold

...for Coastal, Country & City living.

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Chestfield, Whitstable

40 Cherry Orchard, Chestfield, Whitstable, Kent, CT5 3NH

A comfortably proportioned family home occupying a generous corner plot within a favoured and established residential location in the popular village of Chestfield. The village is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London, Chestfield Medical Centre, Sainsburys Supermarket and bus routes connecting the local area. The house is a pleasant walk from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Whitstable town centre is approximately 2.8 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned.

The spacious, smartly presented and versatile accommodation is arranged to provide a sitting room, dining room, kitchen/breakfast room, a utility area and a cloakroom. To the rear of the house there is a study opening to the garden and a former garage which provides the potential for a variety of uses. To the first floor there are three bedrooms and a family bathroom.

Outisde, the secluded garden provides the perfect setting in which to relax or entertain, and there is a driveway to the front of the property with parking for numerous vehicles. No onward chain.

Location

Cherry Orchard 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 mins) 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

GROUND FLOOR

- **Entrance Porch**

- **Sitting Room**
  18'7" x 12'3" (5.67m x 3.74m)
  at maximum points.

- **Dining Room**
  16'0" x 7'10" (4.87m x 2.39m)
  at maximum points.

- **Kitchen / Breakfast Room**
  23'7" x 8'4" (7.19m x 2.56m)
  at maximum points.

- **Study**
  14'1" x 11'9" (4.30m x 3.59m)
  at maximum points.

- **Utility Area**

• Cloakroom

FIRST FLOOR

• Bedroom 1
14'1" x 11'0" (4.30m x 3.35m)
at maximum points.

• Bedroom 2
10'11" x 9'5" (3.34m x 2.88m)
at maximum points.

• Bedroom 3
13'6" m x 12'11" (4.13 m x 3.94m)
at maximum points.

• Bathroom
7'1" x 7'0" (2.16m x 2.15m)
at maximum points.

• Cloakroom

OUTSIDE

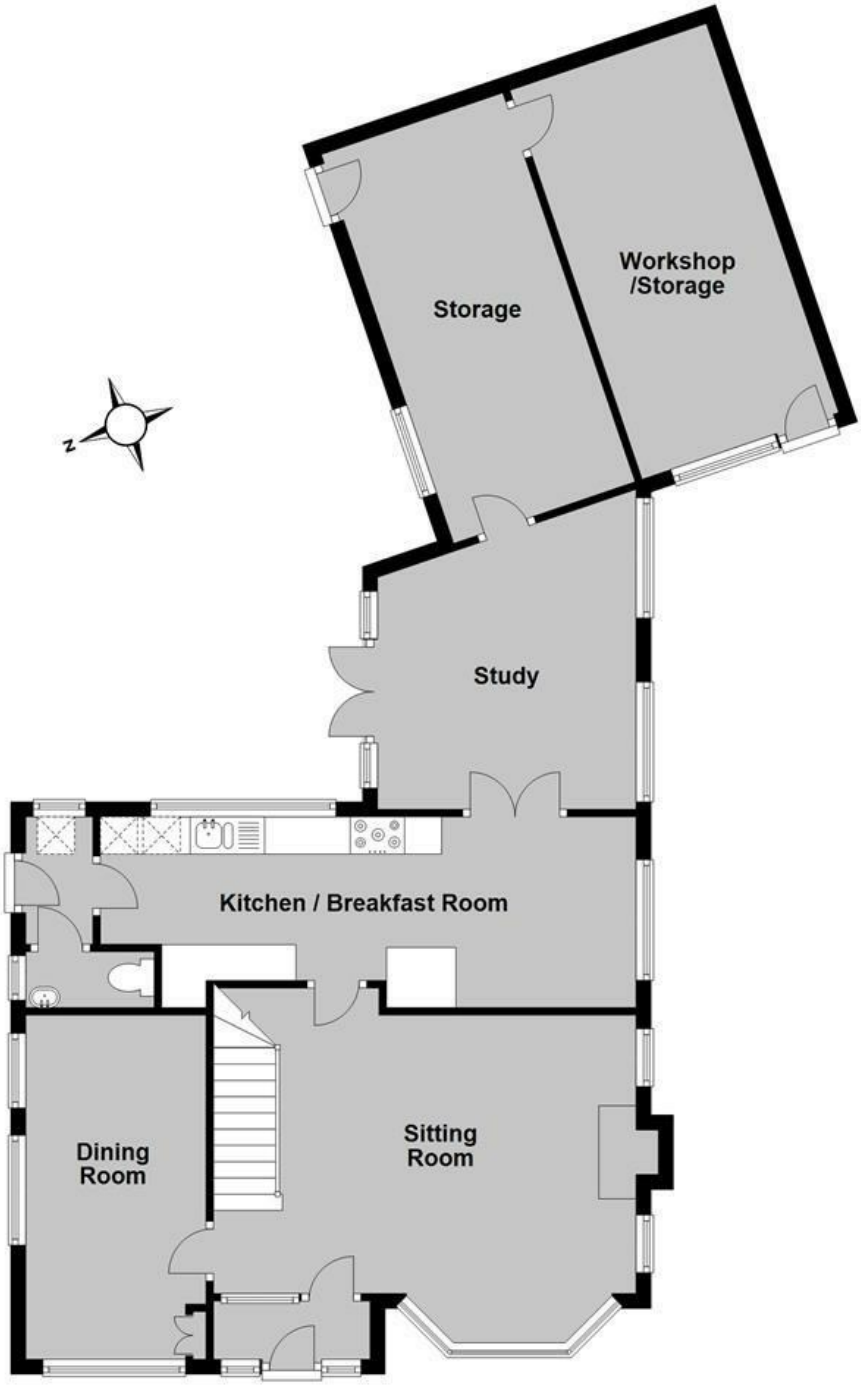
• Workshop / Storage
17'11" x 9'1" (5.47m x 2.78m)
at maximum points.

• Storage
18'0" x 8'5" (5.51m x 2.57m)
at maximum points.

• Rear Garden
60" x 37" (18.29m x 11.28m)
at maximum points.

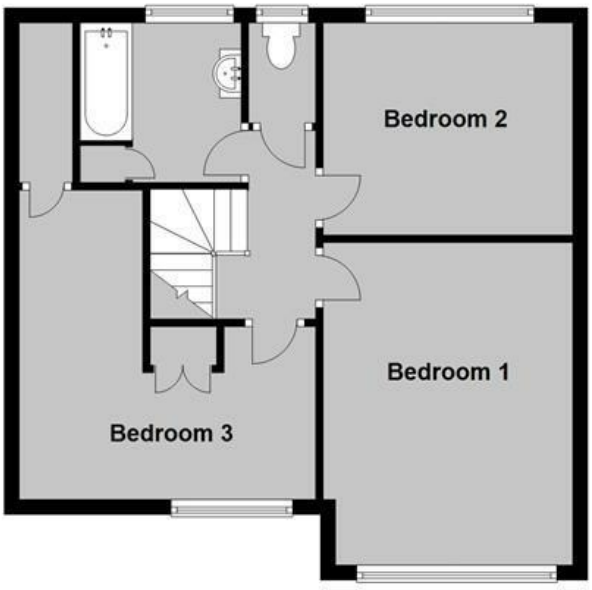
Ground Floor

Approx. 100.9 sq. metres (1086.5 sq. feet)



First Floor

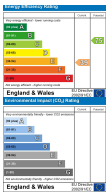
Approx. 50.8 sq. metres (547.2 sq. feet)



Total area: approx. 151.8 sq. metres (1633.8 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2021/2022 is £2,421.65.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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