

CHRISTOPHER HODGSON

Whitstable

Broomhirst, Willow Road, Whitstable, Kent, CT5 3DW

Freehold

A substantial period house set within an exceptional plot of approximately 1.2 acres, enjoying a private and highly sought-after woodland setting just 1.6 miles from Whitstable and 5 miles from Canterbury.

Broomhirst offers generous and highly versatile accommodation extending to 3,779 sq ft (351 sq m). Now requiring comprehensive refurbishment, it presents a rare opportunity to create a bespoke family home of considerable quality, with further potential to extend, subject to all necessary consents.

The existing layout comprises a welcoming reception hall, an impressive drawing room opening into two conservatories, a sitting room, dining room, kitchen, and cloakroom.

To the first floor are five well-proportioned bedrooms and four bathrooms, including three en-suite shower rooms and an en-suite bathroom to the principal bedroom. A substantial loft room occupies the second floor and is accessed via a staircase. The house is also served by a lift.

The mature woodland gardens are a defining feature of the house, providing a beautifully secluded setting and a sense of complete privacy, ideal for both relaxation and entertaining. A driveway affords ample off-street parking and access to an integral garage. The property is offered for sale with no onward chain.

LOCATION

Willow Road is a desirable location on the outskirts of Whitstable and is well served by both Whitstable and Canterbury. The seaside town of Whitstable (1.9 miles) is renowned for its watersports facilities and well regarded restaurants. The Cathedral city of Canterbury (5.1 miles) 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 and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Fast and frequent rail services to London can be accessed from both Canterbury and Whitstable: from Canterbury West Station – St Pancras (56 minutes) / Charing Cross (92 minutes)
from Whitstable Station – St Pancras (73 minutes) / Victoria (80 minutes). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch
- Reception Hall 15'5" x 13'10" (4.70m x 4.22m)
- Drawing Room 32'4" x 16'3" (9.86m x 4.95m)
- Conservatory 12'8" x 13'11" (3.86m x 4.24m)
- Conservatory 12'10" x 10'2" (3.91m x 3.10m)
- Sitting Room 16'2" x 13'10" (4.93m x 4.22m)
- Kitchen 13'8" x 8'4" (4.17m x 2.53m)
- Dining Room 16'3" x 12'11" (4.95m x 3.93m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 16'2" x 13'7" (4.93m x 4.14m)
- En-Suite Bathroom
- Bedroom 2 16'2" x 16'1" (4.93m x 4.89m)
- En-Suite Shower Room
- Bedroom 3 12'2" x 11'3" (3.71m x 3.43m)
- En-Suite Shower Room
- Bedroom 4 13'1" x 12'2" (3.99m x 3.71m)
- En-Suite Shower Room
- Bedroom 5 13'8" x 8'4" (4.17m x 2.53m)

SECOND FLOOR

- Loft Room 33'6" x 18'0" (10.21m x 5.49m)

OUTSIDE

- Garage 21'5" x 11'11" (6.53m x 3.63m)













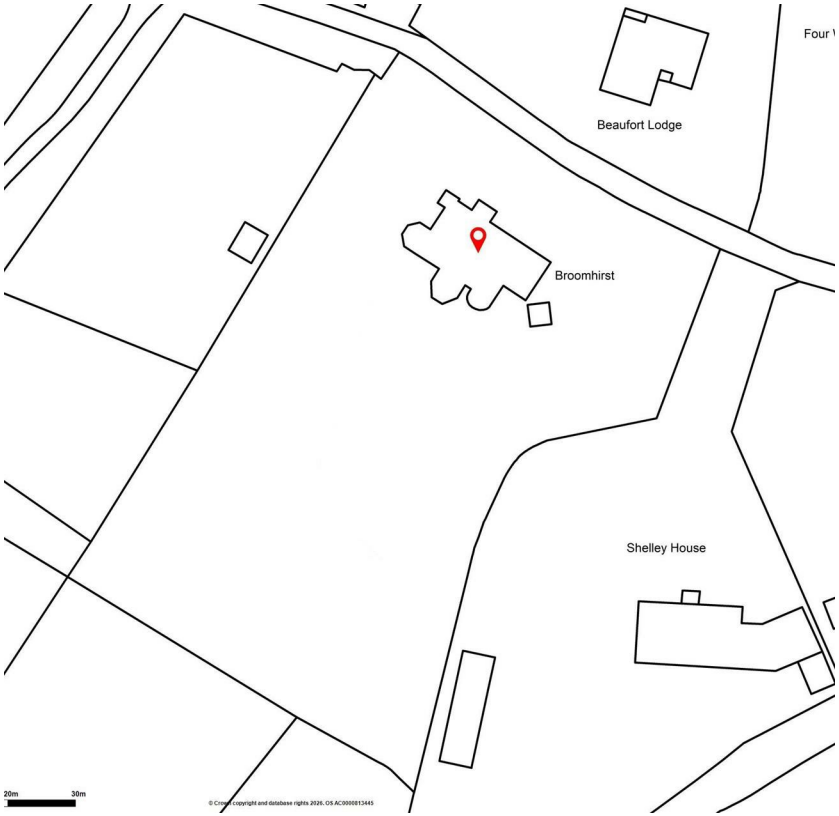
















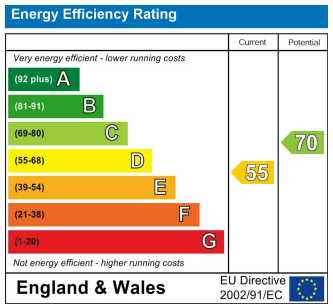




Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

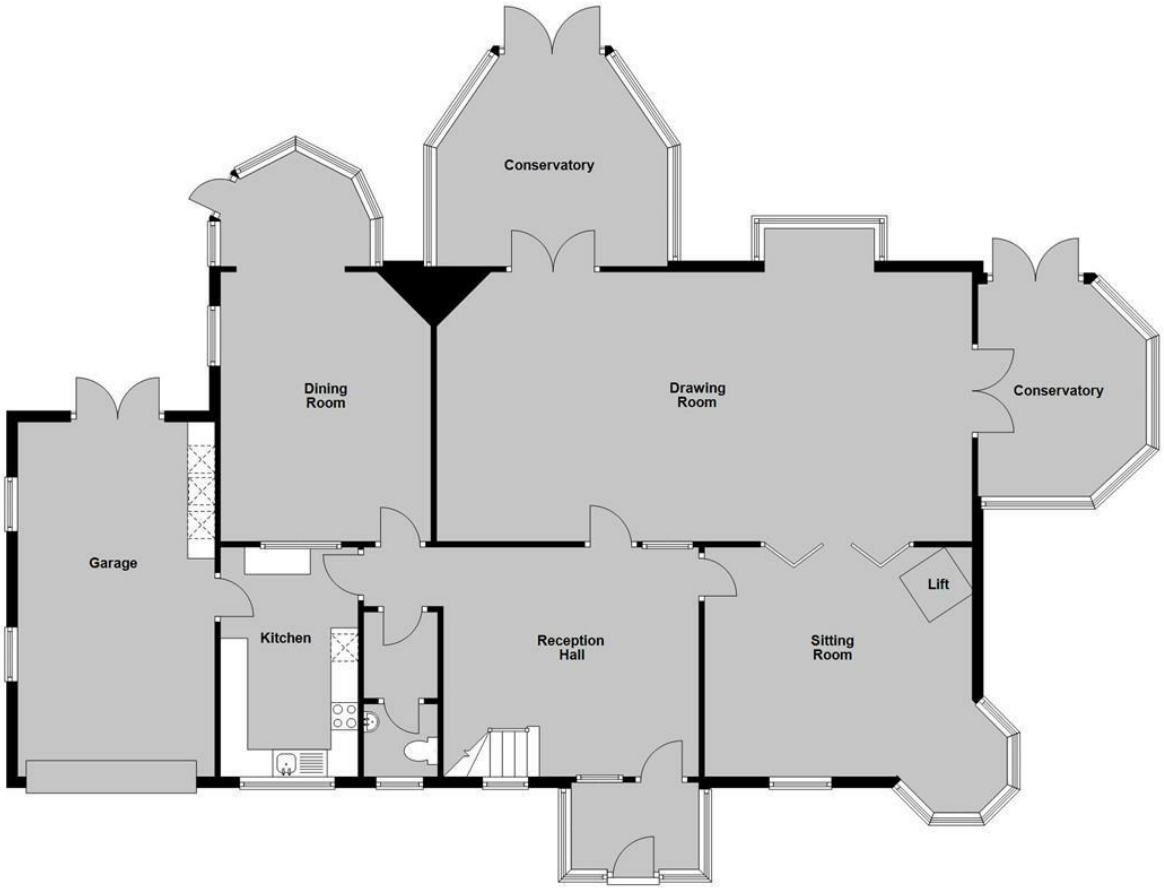


Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Ground Floor

Main area: approx. 166.1 sq. metres (1787.9 sq. feet)

Plus garages, approx. 23.7 sq. metres (254.6 sq. feet)



First Floor

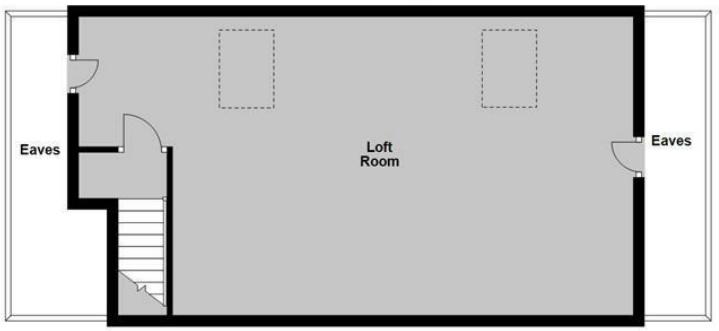
Approx. 130.6 sq. metres (1405.8 sq. feet)



Second Floor

Main area: approx. 54.4 sq. metres (586.1 sq. feet)

Plus eaves, approx. 14.5 sq. metres (156.1 sq. feet)



Main area: Approx. 351.2 sq. metres (3779.7 sq. feet)

Plus garages, approx. 23.7 sq. metres (254.6 sq. feet)

Plus eaves, approx. 14.5 sq. metres (156.1 sq. feet)

FOR COASTAL, COUNTRY & CITY LIVING

naea propertymark PROTECTED

arla propertymark PROTECTED

The Property Ombudsman



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales
with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CTI 3DN. Director: W G Roalfe