

CHRISTOPHER HODGSON



Chestfield, Whitstable
£565,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Chestfield, Whitstable

Bay Tree Cottage, 17 Cherry Orchard, Chestfield, Whitstable, Kent, CT5 3NH

An significantly extended detached family home in a highly desirable location within the popular village of Chestfield, accessible to the fashionable coastal town of Whitstable and the Cathedral City of Canterbury. The property is conveniently positioned within close proximity of Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, medical centre, supermarkets, bus routes and Chestfield & Swalecliffe station, which is less than 1 mile. The seafront at Tankerton is 1.8 mile distant.

The spacious and smartly appointed accommodation is arranged on the ground floor to provide an entrance hall, a generous sitting room, a dining room with doors opening

to the garden, contemporary kitchen/breakfast room, a utility room and a cloakroom.

To the first floor there are four bedrooms, and two shower rooms. The principal bedroom includes an en-suite shower room, and three of the bedrooms benefit from fitted wardrobes.

Outside, the rear garden extends to 96ft (29m) and incorporates a large patio which spans the width of the property. A driveway to the front of the house provides off street parking for a number of 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 3.1 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

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 18'1" x 10'11" (5.51m x 3.34m)
- Dining Room 15'7" x 11'9" (4.75m x 3.57m)
- Kitchen / Breakfast Room 16'3" x 8'11" (4.96m x 2.73m)
- Utility Room 16'3" x 7'2" (4.96m x 2.18m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 18'1" x 11'9" (5.52m x 3.57m)
- En-Suite Shower Room
- Bedroom 2 12'2" x 11'0" (3.72m x 3.35m)
- Bedroom 3 13'11" x 10'0" (4.24m x 3.05m)
- Bedroom 4 / Study 7'10" x 7'7" (2.40m x 2.31m)
- Shower Room

OUTSIDE

- Garden 96'8" x 35'9" (29.46m x 10.90m)



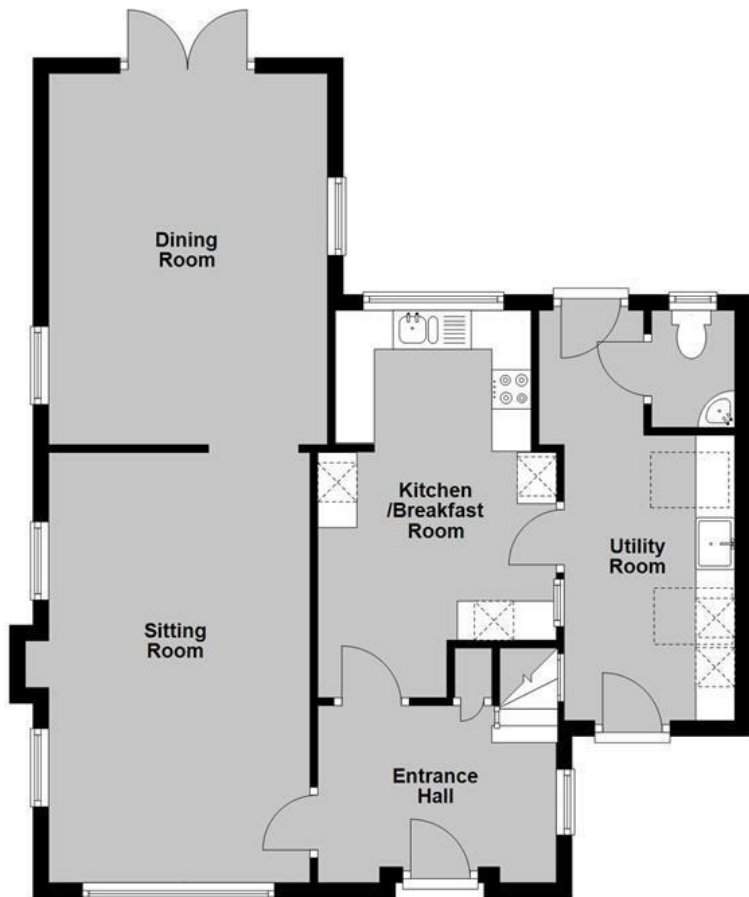


Ground Floor

Approx. 69.6 sq. metres (748.7 sq. feet)

First Floor

Approx. 63.0 sq. metres (678.3 sq. feet)



Total area: approx. 132.6 sq. metres (1427.0 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2024/2025 is £2,743.26.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Low energy efficient - higher running costs	E		
Very low energy efficient - higher running costs	F		
Least energy efficient - highest running costs	G		
Energy Efficiency Rating		65	76
England & Wales			

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