



CHRISTOPHER HODGSON

Chestfield, Whitstable

21 Birkdale Close, Molehill Road, Chestfield, Whitstable, Kent, CT5 3PY

Freehold

This substantial detached family home is situated in a quiet and popular cul-de-sac in an exclusive and highly regarded development within the popular village of Chestfield, which is conveniently positioned between Whitstable (3 miles) and Canterbury (6 miles).

The beautifully presented accommodation extends to 1830 sq ft (170 sq m) and is arranged on the ground floor to provide a generous reception hall, a sitting room with bay window and an open fireplace, a contemporary kitchen/dining room with a pair of casement doors leading to the garden, a study, a utility room and a cloakroom.

To the first floor, a galleried landing leads to four double bedrooms, each with fitted wardrobes, and three stylish bathrooms including an en-suite shower room to the principal bedroom.

The private and secluded rear garden has a pleasant outlook and extends to 94ft (28.85m), incorporating a large patio area, and a roofed-pergola overlooking a natural pond, which provides an idyllic setting for outside entertaining. A double garage and driveway provide an area of off-street parking and access to a charging point for electric vehicles.

LOCATION		ACCOMMODATION	
Birkdale Close is an exclusive cul-de-sac 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 80mins) 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 offers a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (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.		The accommodation and approximate measurements (taken at maximum points) are:	
GROUND FLOOR		• Bedroom 4 10'4" x 10'0" (3.16m x 3.06m)	
• Reception Hall		• Shower Room	
• Sitting Room 16'7" x 15'10" (5.06m x 4.82m)		• Bathroom 10' x 5'7" (3.05m x 1.70m)	
• Kitchen/Dining Room 21'0" x 13'3" (6.40m x 4.04m)		OUTSIDE	
• Utility Room 7'11" x 6'6" (2.41m x 1.97m)		• Garden 94'8" x 62'5" (28.85m x 19.02m)	
• Study 11'10" x 8'7" (3.61m x 2.62m)		• Double Garage 18'5" x 18'5" (5.61m x 5.61m)	
FIRST FLOOR			
• Bedroom 1 13'6" x 12'4" (4.12m x 3.76m)			
• En-Suite Shower Room 7'6" x 5'2" (2.29m x 1.57m)			
• Bedroom 2 12'4" x 9'7" (3.76m x 2.92m)			
• Bedroom 3 10'4" x 10'0" (3.16m x 3.05m)			









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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ENERGY PERFORMANCE CERTIFICATE

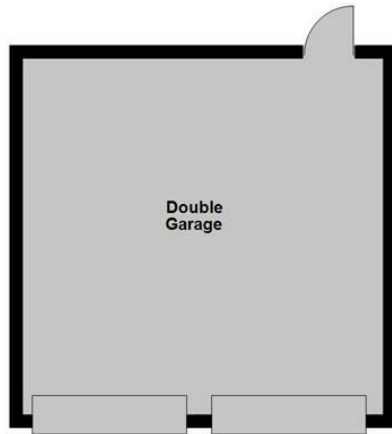
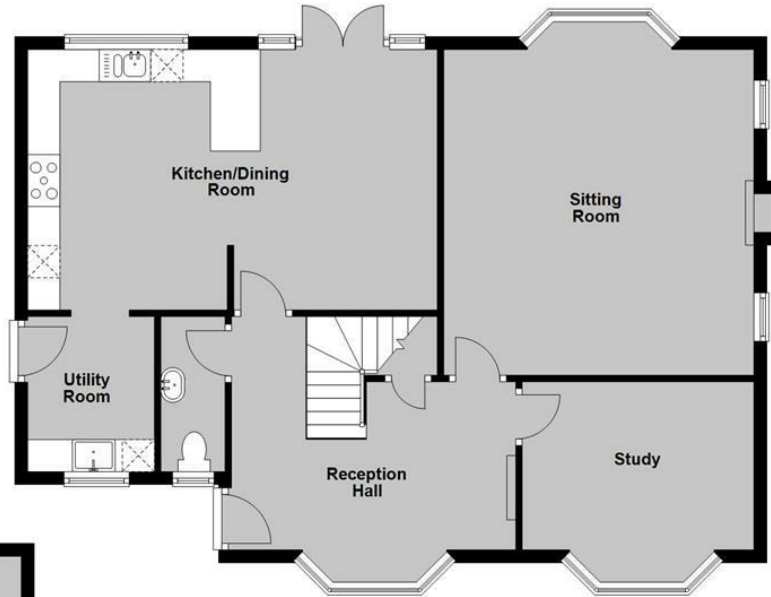
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Ground Floor

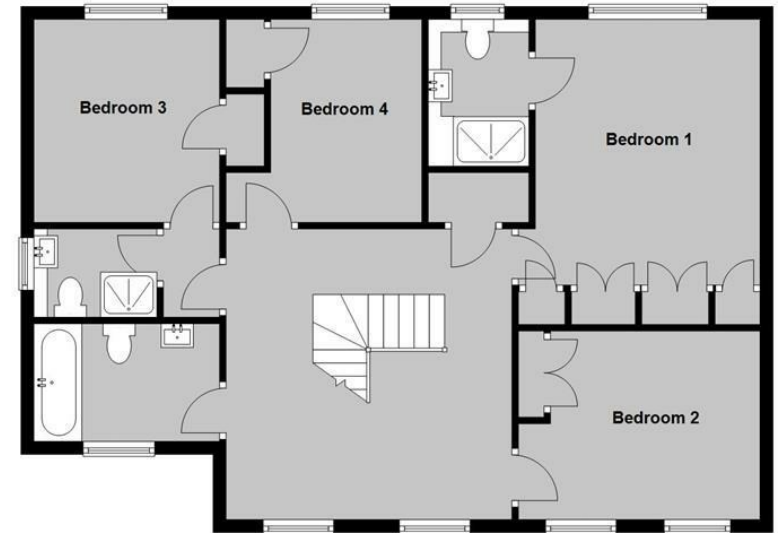
Main area: approx. 85.0 sq. metres (915.3 sq. feet)
Plus garages, approx. 31.1 sq. metres (335.1 sq. feet)



Main area: Approx. 170.1 sq. metres (1830.6 sq. feet)
Plus garages, approx. 31.1 sq. metres (335.1 sq. feet)

First Floor

Approx. 85.0 sq. metres (915.2 sq. feet)





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