



Chestfield, Whitstable

£545,000 Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

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Chestfield, Whitstable

4 The Russets, Chestfield, Whitstable, Kent, CT5 3QG

A beautifully presented detached family home, ideally located within the desirable village of Chestfield and within close proximity to supermarkets, Chestfield & Swalecliffe train station (0.5 miles). Whitstable (2 miles) and Canterbury (6.1 miles) are both within reach.

The house has been extended to provide generous and well-proportioned accommodation, presented in smart contemporary style throughout. The ground floor is arranged to provide an entrance hall, sitting room, kitchen/breakfast room, conservatory, and a cloakroom. To the first floor, there are three bedrooms and a family bathroom.

Externally the well maintained garden extends to 48ft (14m) and incorporates a lawn, patio area and garden shed. To the front of the property a block paved driveway provides access to the detached garage and off street parking for several vehicles.



Location

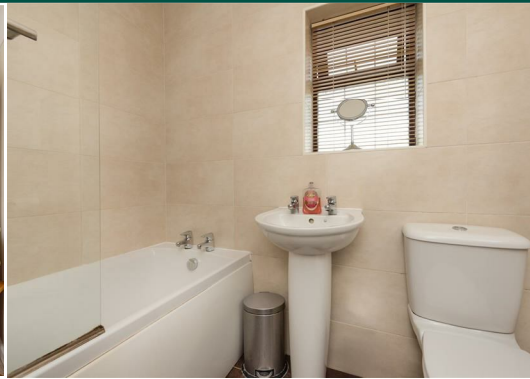
The Russets is a desirable location in the heart of the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsbury's Supermarket and a bus route are also easily accessible. The property is within walking distance of the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Chestfield is situated between the seaside town of Whitstable (approximately 2.6 miles distant), renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (approximately 6 miles distant) which 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. 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 are:

GROUND FLOOR

- **Entrance Hall**
9'11" x 6'4" (3.03m x 1.92m)
at maximum points.
- **Sitting Room**
15'11" x 12'2" (4.84m x 3.72m)
at maximum points.
- **Kitchen/Breakfast Room**
18'11" x 11'5" (5.77m x 3.48m)
at maximum points.
- **Conservatory**
19'0" x 12'5" (5.79m x 3.78m)
at maximum points.



- **Cloakroom**
6'4" x 2'7" (1.93m x 0.79m)
at maximum points.

FIRST FLOOR

- **Bedroom 1**
12'7" x 11'5" (3.84m x 3.48m)
at maximum points.
- **Bedroom 2**
12'7" x 10'11" (3.84m x 3.33m)
at maximum points.
- **Bedroom 3**
8'4" x 8'1" (2.53m x 2.46m)
at maximum points.
- **Bathroom**
7'3" x 5'5" (2.21m x 1.65m)
at maximum points.

OUTSIDE

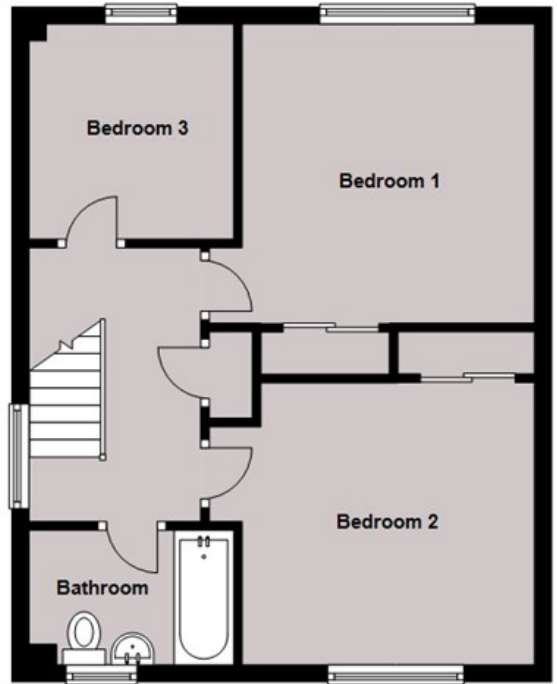
- **Garage**
17'10" x 8'11" (5.44m x 2.72m)
at maximum points.
- **Garden**
48' x 39' (14.63m x 11.89m)
at maximum points.

Video Tour Available

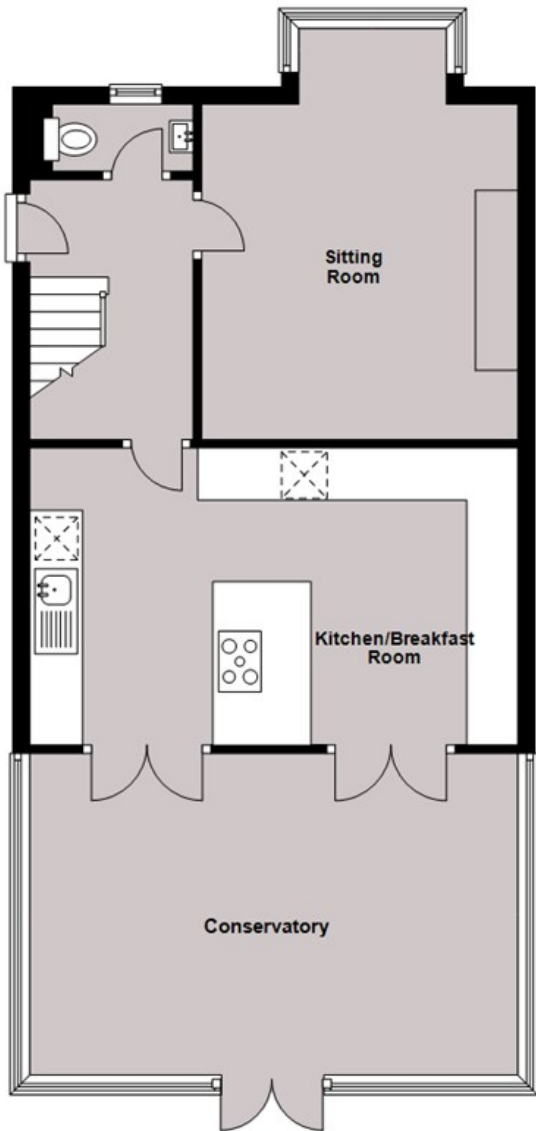
Please view the video tour for this property, and contact us to discuss arranging a viewing.



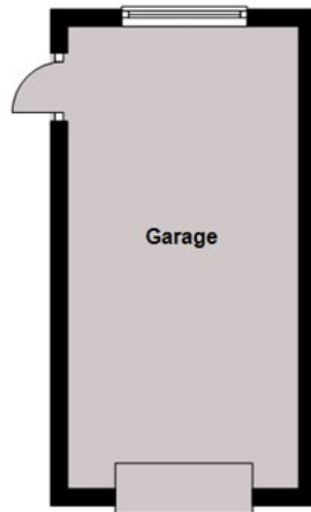
First Floor



Ground Floor



Garage



Total area: approx. 112.2 sq. metres (1207.7 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,614.45.

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

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Region	Band	Amount
England & Wales	A	£1,000 - £1,250
England & Wales	B	£1,251 - £1,500
England & Wales	C	£1,501 - £2,000
England & Wales	D	£2,001 - £3,000
England & Wales	E	£3,001 - £4,000
England & Wales	F	£4,001 - £5,000
England & Wales	G	£5,001 - £6,000
England & Wales	H	£6,001 - £8,000
England & Wales	I	£8,001 - £10,000
England & Wales	J	£10,001 - £12,000
England & Wales	K	£12,001 - £15,000
England & Wales	L	£15,001 - £20,000
England & Wales	M	£20,001 - £25,000
England & Wales	N	£25,001 - £30,000
England & Wales	O	£30,001 - £40,000
England & Wales	P	£40,001 - £50,000
England & Wales	Q	£50,001 - £75,000
England & Wales	R	£75,001 - £100,000
England & Wales	S	£100,001 - £125,000
England & Wales	T	£125,001 - £150,000
England & Wales	U	£150,001 - £200,000
England & Wales	V	£200,001 - £250,000
England & Wales	W	£250,001 - £300,000
England & Wales	X	£300,001 - £400,000
England & Wales	Y	£400,001 - £500,000
England & Wales	Z	£500,001 - £750,000
England & Wales	AA	£750,001 - £1,000,000
England & Wales	AB	£1,000,001 - £1,250,000
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England & Wales	AH	£4,000,001 - £5,000,000
England & Wales	AI	£5,000,001 - £7,500,000
England & Wales	AJ	£7,500,001 - £10,000,000
England & Wales	AK	£10,000,001 - £15,000,000
England & Wales	AL	£15,000,001 - £20,000,000
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England & Wales	AQ	£50,000,001 - £75,000,000
England & Wales	AR	£75,000,001 - £100,000,000
England & Wales	AS	£100,000,001 - £150,000,000
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England & Wales	AY	£500,000,001 - £750,000,000
England & Wales	AZ	£750,000,001 - £1,000,000,000
England & Wales	BA	£1,000,000,001 - £1,250,000,000
England & Wales	BB	£1,250,000,001 - £1,500,000,000
England & Wales	BC	£1,500,000,001 - £2,000,000,000
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England & Wales	BE	£2,500,000,001 - £3,000,000,000
England & Wales	BF	£3,000,000,001 - £4,000,000,000
England & Wales	BG	£4,000,000,001 - £5,000,000,000
England & Wales	BH	£5,000,000,001 - £7,500,000,000
England & Wales	BI	£7,500,000,001 - £10,000,000,000
England & Wales	BJ	£10,000,000,001 - £15,000,000,000
England & Wales	BK	£15,000,000,001 - £20,000,000,000
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England & Wales	BS	£150,000,000,001 - £200,000,000,000
England & Wales	BT	£200,000,000,001 - £250,000,000,000
England & Wales	BU	£250,000,000,001 - £300,000,000,000
England & Wales	BV	£300,000,000,001 - £400,000,000,000
England & Wales	BW	£400,000,000,001 - £500,000,000,000
England & Wales	BX	£500,000,000,001 - £750,000,000,000
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England & Wales	DG	£7,500,000,000,000,001 - £10,000,000,000,000,000
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England & Wales	DI	£15,000,000,000,000,001 - £20,000,000,000,000,000
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England & Wales	DN	£50,000,000,000,000,001 - £75,000,000,000,000,000
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England & Wales	DS	£250,000,000,000,000,001 - £300,000,000,000,000,000
England & Wales	DT	£300,000,000,000,000,001 - £400,000,000,000,000,000
England & Wales	DU	£400,000,000,000,000,001 - £500,000,000,000,000,000
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England & Wales	EN	£75,000,000,000,000,000,001 - £100,000,000,000,000,000,000
England & Wales	EO	£100,000,000,000,000,000,001 - £150,000,000,000,000,000,000
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England & Wales	ES	£300,000,000,000,000,000,001 - £400,000,000,000,000,000,000
England & Wales	ET	£400,000,000,000,000,000,001 - £500,000,000,000,000,000,000
England & Wales	EU	£500,000,000,000,000,000,001 - £750,000,000,000,000,000,000
England & Wales	EV	£750,000,000,000,000,000,001 - £1,000,000,000,000,000,000,000
England & Wales	EW	£1,000,000,000,000,000,000,001 - £1,250,000,000,000,000,000,000
England & Wales	EX	£1,250,000,000,000,000,000,001 - £1,500,000,000,000,000,000,000
England & Wales	EY	£1,500,000,000,000,000,000,001 - £2,000,000,000,000,000,000,000
England & Wales	EZ	£2,000,000,000,000,000,000,001 - £2,500,000,000,000,000,000,000
England & Wales	FA	£2,500,000,000,000,000,000,001 - £3,000,000,000,000,000,000,000
England & Wales	FB	£3,000,000,000,000,000,000,001 - £4,000,000,000,000,000,000,000
England & Wales	FC	£4,000,000,000,000,000,000,001 - £5,000,000,000,000,000,000,000
England & Wales	FD	£5,000,000,000,000,000,000,001 - £7,500,000,000,000,000,000,000
England & Wales	FE	£7,500,000,000,000,000,000,001 - £10,000,000,000,000,000,000,000
England & Wales	FF	£10,000,000,000,000,000,000,001 - £15,000,000,000,000,000,000,000
England & Wales	FG	£15,000,000,000,000,000,000,001 - £20,000,000,000,000,000,000,000
England & Wales	FH	£20,000,000,000,000,000,000,001 - £25,000,000,000,000,000,000,000
England & Wales	FI	£25,000,000,000,000,000,000,001 -