

CHRISTOPHER HODGSON



Chestfield, Whitstable

£435,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Chestfield, Whitstable

17 Primrose Way, Chestfield, Whitstable, Kent, CT5 3QN

A bright and spacious detached family home, conveniently located within the desirable village of Chestfield, 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 generously proportioned accommodation totals 1474 sq ft (137 sq m), and is arranged to provide an entrance hall, a large sitting room open-plan to a dining room with sliding doors leading to the garden, a contemporary

kitchen, a study, and a cloakroom. To the first floor, there are four bedrooms (three doubles) and two bathrooms including an en-suite shower room to the principal bedroom.

Outside, the rear garden extends to 36 ft (11 m) and is predominantly laid to lawn. A driveway to the front of the property provides an area of off-street parking and access to an integral garage. No onward chain.



LOCATION

Primrose Way enjoys a prominent position close to the desirable Chestfield 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 & Cannon St approximately 1hr 20mins) and high speed links from Faversham to London St Pancras (approximately 73 mins), Chestfield Medical Centre, Sainsburys Supermarket and a bus route connecting the local areas. The house 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 2 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

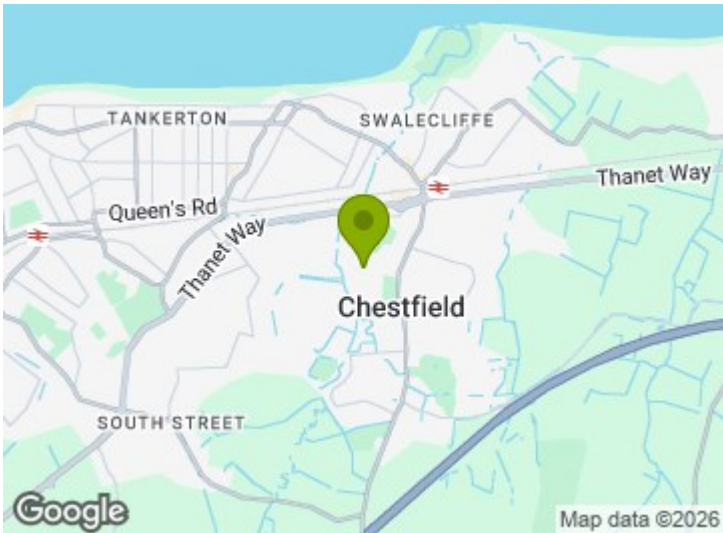
- Entrance Hall
- Sitting Room 13'8" x 17'11" (4.18m x 5.48m)
- Dining Room 12'2" x 8'6" (3.72m x 2.61m)
- Kitchen 12'2" x 8'6" (3.72m x 2.60m)
- Study 11'1" x 9'1" (3.40m x 2.77m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 18'6" x 9'1" (5.65m x 2.79m)
- Bedroom 2 13'1" x 10'1" (4.00m x 3.09m)
- En-Suite Shower Room
- Bedroom 3 10'7" x 8'1" (3.23m x 2.47m)
- Bedroom 4 8'1" x 6'2" (2.47m x 1.90m)
- Bathroom

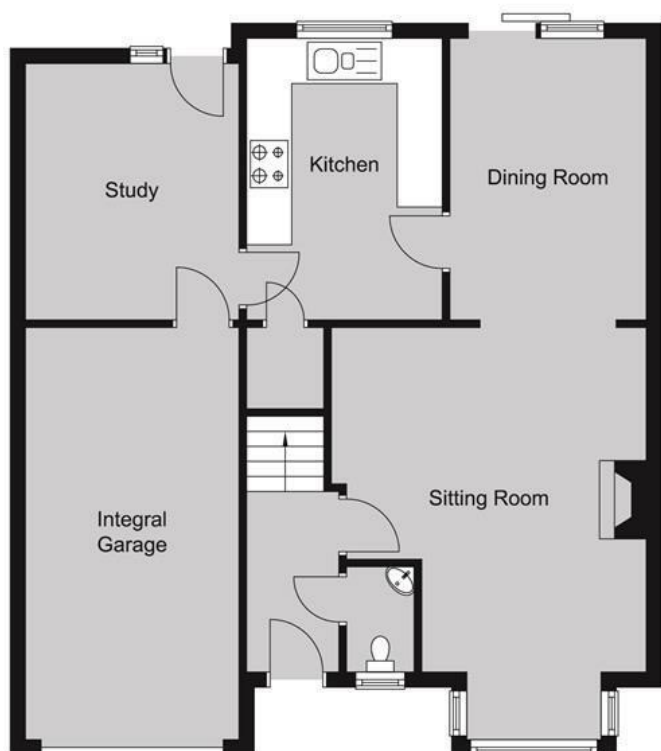
OUTSIDE

- Garden 36'4" x 35' (11.07m x 10.67m)
- Integral Garage 18'7" x 9'3" (5.68m x 2.84m)



Ground Floor

Main area: approx. 72.7 sq. metres (782.5 sq. feet)



First Floor

Main area: approx. 64.3 sq. metres (692.1 sq. feet)



Main area: Approx. 137.0 sq. metres (1474.7 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,874.69.

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Energy Efficiency Rating		Current	Target
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Very energy inefficient (oldest properties)	H		
Energy Efficiency Rating		62	77
England & Wales		EDC	EDC

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