Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

# Chestfield, Whitstable

**£565,000** 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**

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

# Chestfield, Whitstable

## 40 Cherry Orchard, Chestfield, Whitstable, Kent, CT5 3NH

A comfortably proportioned family home occupying a generous corner plot within a favoured and established residential location in the popular village of Chestfield. The village is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London, Chestfield Medical Centre, Sainsburys Supermarket and bus routes connecting the local area. The house is a pleasant walk from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Whitstable town centre is approximately 2.8 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned.

The spacious, smartly presented and versatile accommodation is arranged to provide a sitting room, dining room, kitchen/breakfast room, a utility area and a cloakroom. To the rear of the house there is a study opening to the garden and a former garage which provides the potential for a variety of uses. To the first floor there are three bedrooms and a family bathroom.

Outisde, the secluded garden provides the perfect setting in which to relax or entertain, and there is a driveway to the front of the property with parking for numerous 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 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

### GROUND FLOOR

- **Entrance Porch**

- **Sitting Room**
  18'7" x 12'3" (5.67m x 3.74m)
  at maximum points.

- **Dining Room**
  16'0" x 7'10" (4.87m x 2.39m)
  at maximum points.

- **Kitchen / Breakfast Room**
  23'7" x 8'4" (7.19m x 2.56m)
  at maximum points.

- **Study**
  14'1" x 11'9" (4.30m x 3.59m)
  at maximum points.

- **Utility Area**

• Cloakroom

FIRST FLOOR

• Bedroom 1
14'1" x 11'0" (4.30m x 3.35m)
at maximum points.

• Bedroom 2
10'11" x 9'5" (3.34m x 2.88m)
at maximum points.

• Bedroom 3
13'6" m x 12'11" (4.13 m x 3.94m)
at maximum points.

• Bathroom
7'1" x 7'0" (2.16m x 2.15m)
at maximum points.

• Cloakroom

OUTSIDE

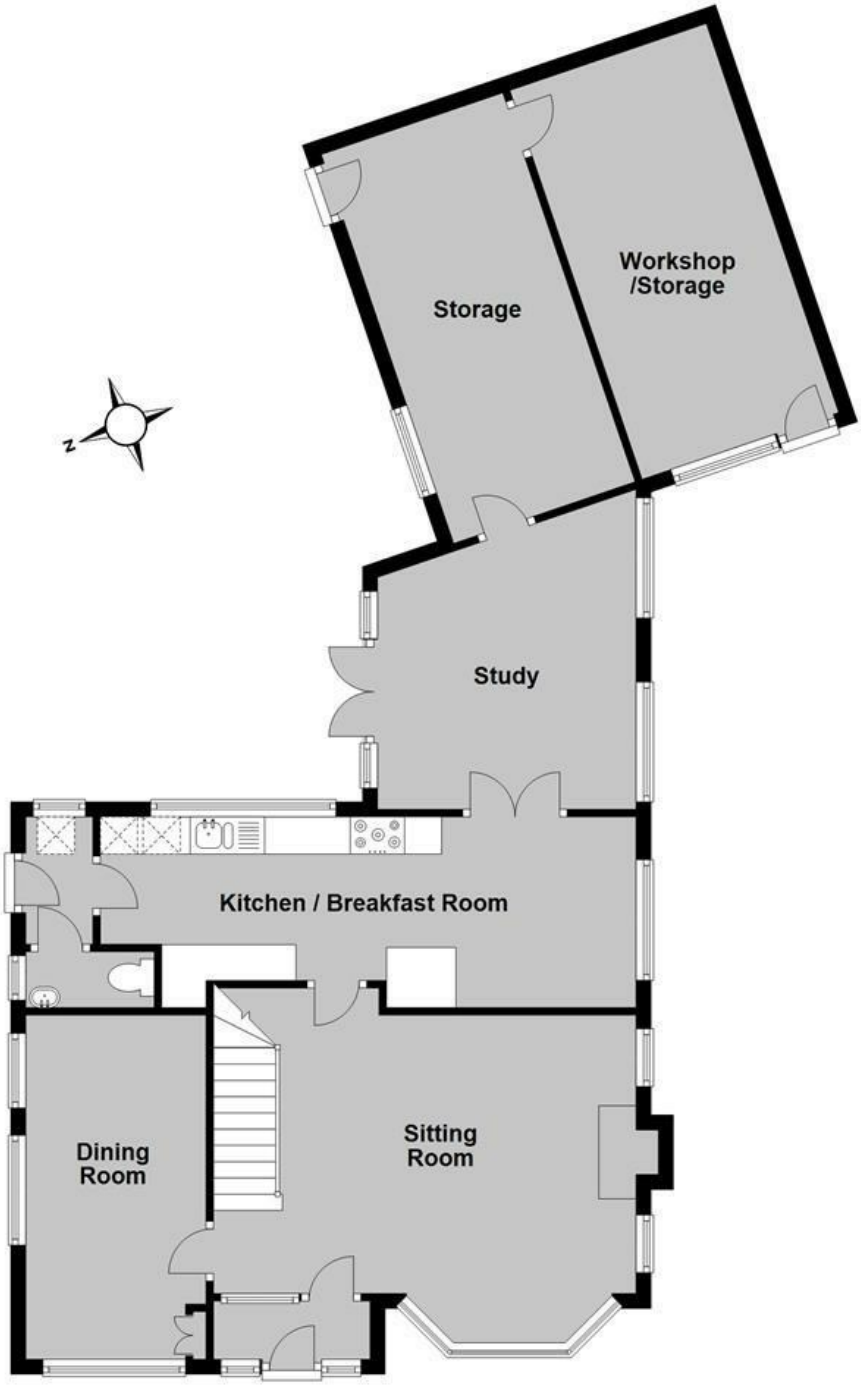
• Workshop / Storage
17'11" x 9'1" (5.47m x 2.78m)
at maximum points.

• Storage
18'0" x 8'5" (5.51m x 2.57m)
at maximum points.

• Rear Garden
60" x 37" (18.29m x 11.28m)
at maximum points.

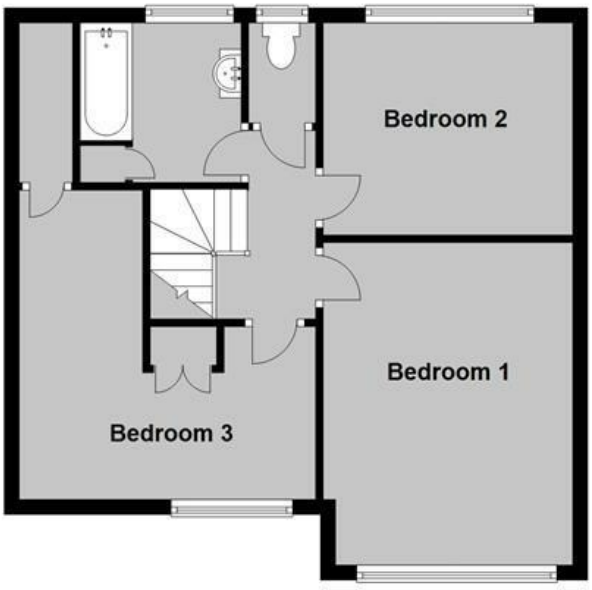
## Ground Floor

Approx. 100.9 sq. metres (1086.5 sq. feet)




## First Floor

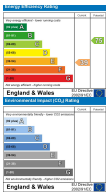
Approx. 50.8 sq. metres (547.2 sq. feet)




Total area: approx. 151.8 sq. metres (1633.8 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2021/2022 is £2,421.65.

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



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 Estate 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 floor 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.

**Folio No.** 6620/WR