



CHRISTOPHER HODGSON

Whitstable

Hillview, Wellington Street, Whitstable, Kent, CT5 3DF

Freehold

A significantly extended family home situated on a generous plot totalling just under half an acre, in a peaceful and secluded setting. The property is conveniently positioned on the outskirts of Whitstable (1.5 miles) and Canterbury (5 Miles), and within close proximity of amenities including supermarkets, Estuary View medical centre, and Whitstable's bustling town centre and mainline station (1.8 miles).

The thoughtfully designed interior provides exceptionally spacious and beautifully presented accommodation extending to 2439 sq ft (226 sq m). The ground floor is arranged to provide an entrance hall, sitting room with doors opening to the garden, a contemporary kitchen/dining room, a conservatory, three double bedrooms, a utility room, a stylish bathroom, and a cloakroom. To the first floor, there are two further

double bedrooms, a study area, and a well-appointed bathroom.

The private and extensive gardens are predominantly laid to lawn and incorporate a decked seating area, a pond, a garden studio/summer house, and an outbuilding currently used as a gym. A paved driveway provides access to a garage and off-street parking for several vehicles.

LOCATION

Wellington Street is situated on the outskirts of Whitstable and is well served by both Whitstable and Canterbury. The seaside town of Whitstable (1.5 miles) is renowned for its watersports facilities and well regarded restaurants. The Cathedral city of Canterbury (5 miles) 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. Fast and frequent rail services to London can be accessed from both Canterbury and Whitstable: from Canterbury West Station – St Pancras (56 minutes) / Charing Cross (91 minutes) from Whitstable Station – St Pancras (76 minutes) / Victoria (97 minutes). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Sitting Room 20'3" x 13'8" (6.17m x 4.17m)
- Kitchen / Dining Room 25'9" x 12'7" (7.85m x 3.84m)
- Conservatory 15'5" x 13'1" (4.70m x 3.99m)
- Bedroom 1 17'10" x 16'9" (5.43m x 5.10m)
- Bedroom 4 13'0" x 9'7" (3.96m x 2.93m)
- Family Room / Bedroom 5 14'4" x 12'11" (4.36m x 3.94m)
- Utility Room 10'5" x 5'5" (3.17m x 1.65m)
- Cloakroom 7'1" x 5'5" (2.16m x 1.65m)
- Bathroom 8'3" x 7'8" (2.51m x 2.34m)

FIRST FLOOR

- Bedroom 2 23'7" x 12'0" (7.20m x 3.66m)
- Bedroom 3 13'7" x 11'10" (4.14m x 3.61m)
- Bathroom 13'7" x 7'2" (4.14m x 2.18m)

- Loft 9'11" x 7'8" (3.02m x 2.34m)

OUTSIDE

- Garden
- Garden Studio/ Summer House 18'7" x 15'1" (5.66m x 4.60m)
- Garage 17'5" x 12'6" (5.31m x 3.81m)
- Gym 17'5" x 12'6" (5.31m x 3.81m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

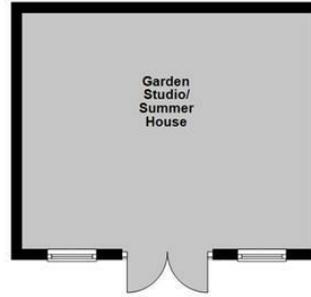
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	66
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor

Main area: approx. 162.9 sq. metres (1753.2 sq. feet)
Plus garages, approx. 20.2 sq. metres (217.4 sq. feet)
Plus outbuildings approx. 46.2 sq. metres (497.4 sq. feet)



Main area: Approx. 226.7 sq. metres (2439.9 sq. feet)
Plus garages, approx. 20.2 sq. metres (217.4 sq. feet)
Plus outbuildings, approx. 46.2 sq. metres (497.4 sq. feet)

First Floor

Approx. 63.8 sq. metres (686.7 sq. feet)





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