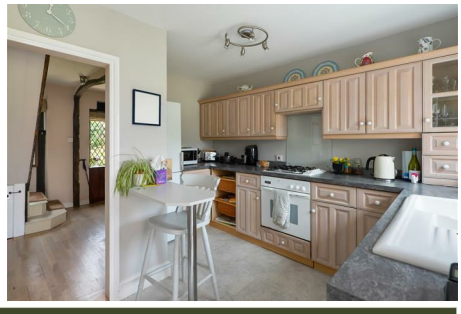
CHRISTOPHER HODGSON



Chestfield, Whitstable

£499,950 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Chestfield, Whitstable

Kennel Meadow Cottage, The Drove, Chestfield, Whitstable, Kent, CT5 3NT

An enchanting period cottage in an idyllic position on one of Chestfield's most exclusive roads. Kennel Meadow Coattage is a short stroll from Chestfield Golf Club and is conveniently positioned for access to both Whitstable (2.5 miles) and Canterbury (5.7 miles).

The bright, spacious and beautifully presented accommodation retains a number of period features and is arranged on the ground floor to provide an entrance hall, a sitting room with wood burning stove and doors opening to the rear garden, a dining room and a kitchen. The first floor comprises three generous bedrooms and a smartly fitted shower room.

The established and mature gardens extend to 96ft (29m) and incorporate a patio and an area of raised decking. A double garage to the rear of the property provides an area of off-street parking. No onward chain.

LOCATION
The Drove is a much sought after road within this favoured village and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80 mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property is moments from 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, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (approximately 5.7 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 22'8" x 13'0" (6.90m x 3.95m)
- Kitchen 11'4" x 10'11" (3.46m x 3.34m)
- Dining Room 13'0" x 10'4" (3.96m x 3.15m)

FIRST FLOOR

- Bedroom 1 14'3" x 13'0" (4.34m x 3.95m)
- Bedroom 2 14'8" x 13'0" (4.48m x 3.95m)
- Bedroom 3 13'10" x 7'9" (4.22m x 2.36m)
- Shower Room

OUTSIDE

- Garden 96' x 23'8" (29.26m x 7.21m)
- Double Garage 17'1" x 16'7" (5.21m x 5.05m)

TANKERTON
SWALECLIFFE
Thanet Way
Queen's Rd
Thanet Way
Chestfield
Chestfield Rd
West End
SOUTH STREET
A299
Radfall
Thornden Wood Rd
Google
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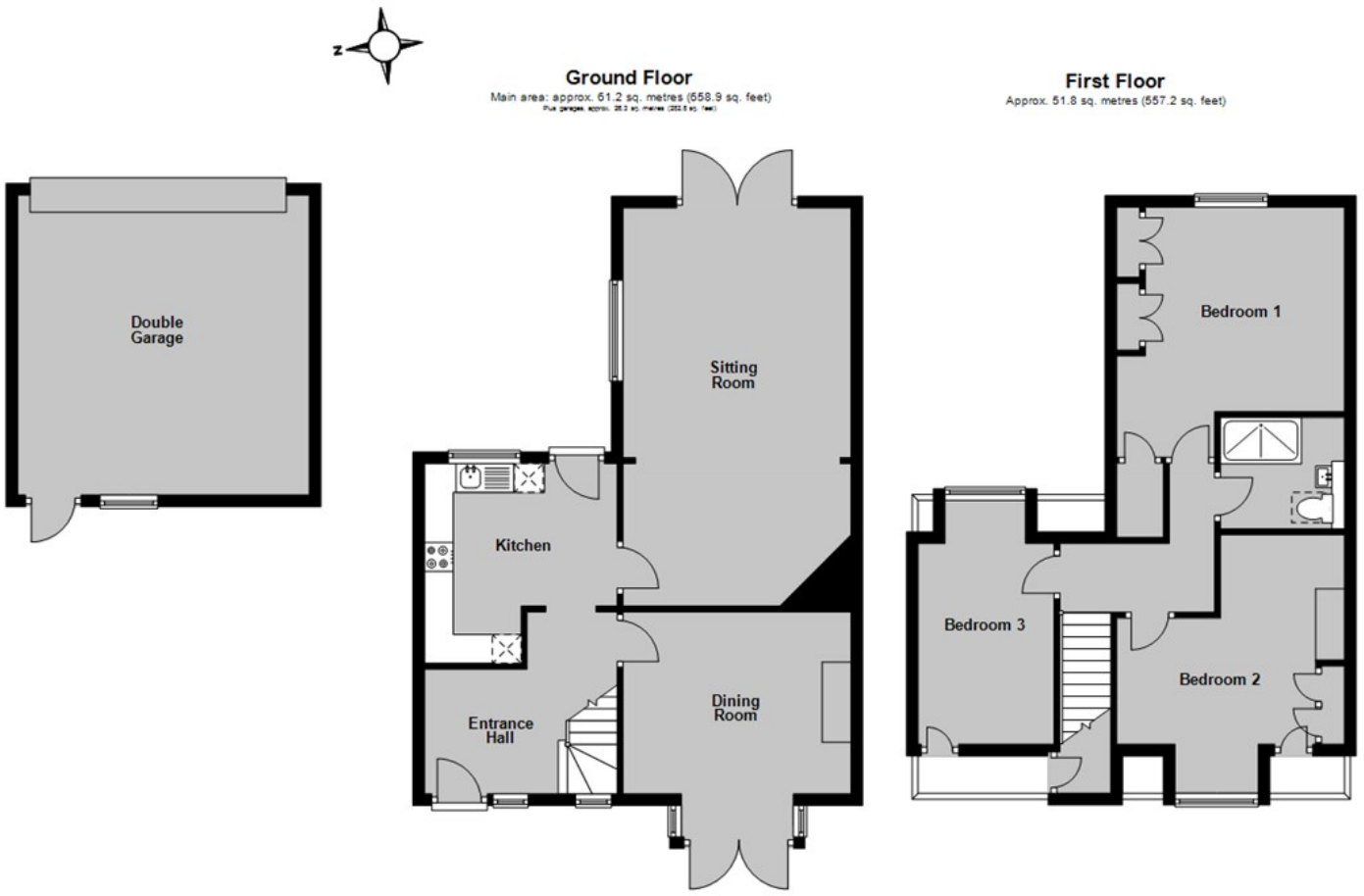

Main area: Approx. 113.0 sq. metres (1216.2 sq. feet)
Plus garages, approx. 26.3 sq. metres (282.8 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,352.02.

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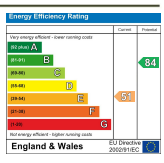

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