CHRISTOPHER HODGSON

# Whitstable

## *Broomhirst, Willow Road, Whitstable, Kent, CT5 3DW*

Freehold

A substantial period house set within an exceptional plot of approximately 1.2 acres, enjoying a private and highly sought-after woodland setting just 1.6 miles from Whitstable and 5 miles from Canterbury.

Broomhirst offers generous and highly versatile accommodation extending to 3,779 sq ft (351 sq m). Now requiring comprehensive refurbishment, it presents a rare opportunity to create a bespoke family home of considerable quality, with further potential to extend, subject to all necessary consents.

The existing layout comprises a welcoming reception hall, an impressive drawing room opening into two conservatories, a sitting room, dining room, kitchen, and cloakroom.

To the first floor are five well-proportioned bedrooms and four bathrooms, including three en-suite shower rooms and an en-suite bathroom to the principal bedroom. A substantial loft room occupies the second floor and is accessed via a staircase. The house is also served by a lift.

The mature woodland gardens are a defining feature of the house, providing a beautifully secluded setting and a sense of complete privacy, ideal for both relaxation and entertaining. A driveway affords ample off-street parking and access to an integral garage. The property is offered for sale with no onward chain.

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LOCATION
Willow Road is a desirable location on the outskirts of Whitstable and is well served by both Whitstable and Canterbury. The seaside town of Whitstable (1.9 miles) is renowned for its watersports facilities and well regarded restaurants. The Cathedral city of Canterbury (5.1 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 (92 minutes)
from Whitstable Station – St Pancras (73 minutes) / Victoria (80 minutes). 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 Porch
- Reception Hall 15'5" x 13'10" (4.70m x 4.22m )
- Drawing Room 32'4" x 16'3" (9.86m x 4.95m)
- Conservatory 12'8" x 13'11" (3.86m x 4.24m)
- Conservatory 12'10" x 10'2" (3.91m x 3.10m)
- Sitting Room 16'2" x 13'10" (4.93m x 4.22m)
- Kitchen 13'8" x 8'4" (4.17m x 2.53m)
- Dining Room 16'3" x 12'11" (4.95m x 3.93m)
- Cloakroom

FIRST FLOOR

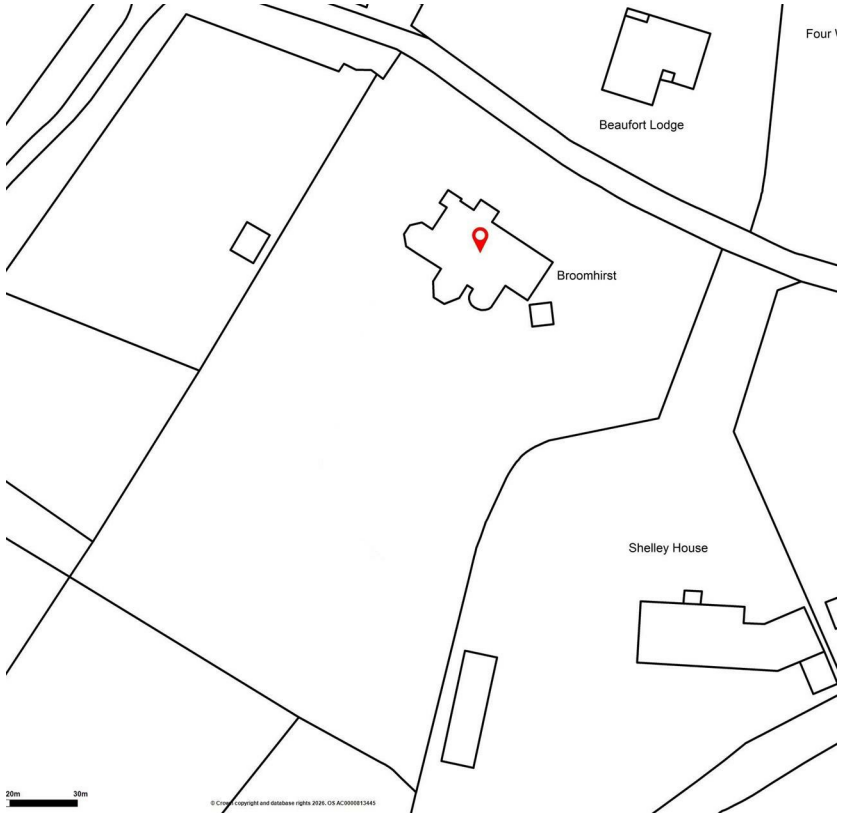
- Bedroom 1 16'2" x 13'7" (4.93m x 4.14m )
- En-Suite Bathroom
- Bedroom 2 16'2" x 16'1" (4.93m x 4.89m)
- En-Suite Shower Room
- Bedroom 3 12'2" x 11'3" (3.71m x 3.43m)
- En-Suite Shower Room
- Bedroom 4 13'1" x 12'2" (3.99m x 3.71m)
- En-Suite Shower Room
- Bedroom 5 13'8" x 8'4" (4.17m x 2.53m)

SECOND FLOOR

- Loft Room 33'6" x 18'0" (10.21m x 5.49m)

OUTSIDE

- Garage 21'5" x 11'11" (6.53m x 3.63m)



**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

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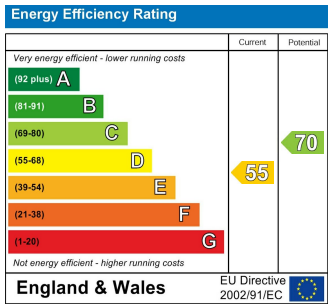
## ENERGY PERFORMANCE CERTIFICATE

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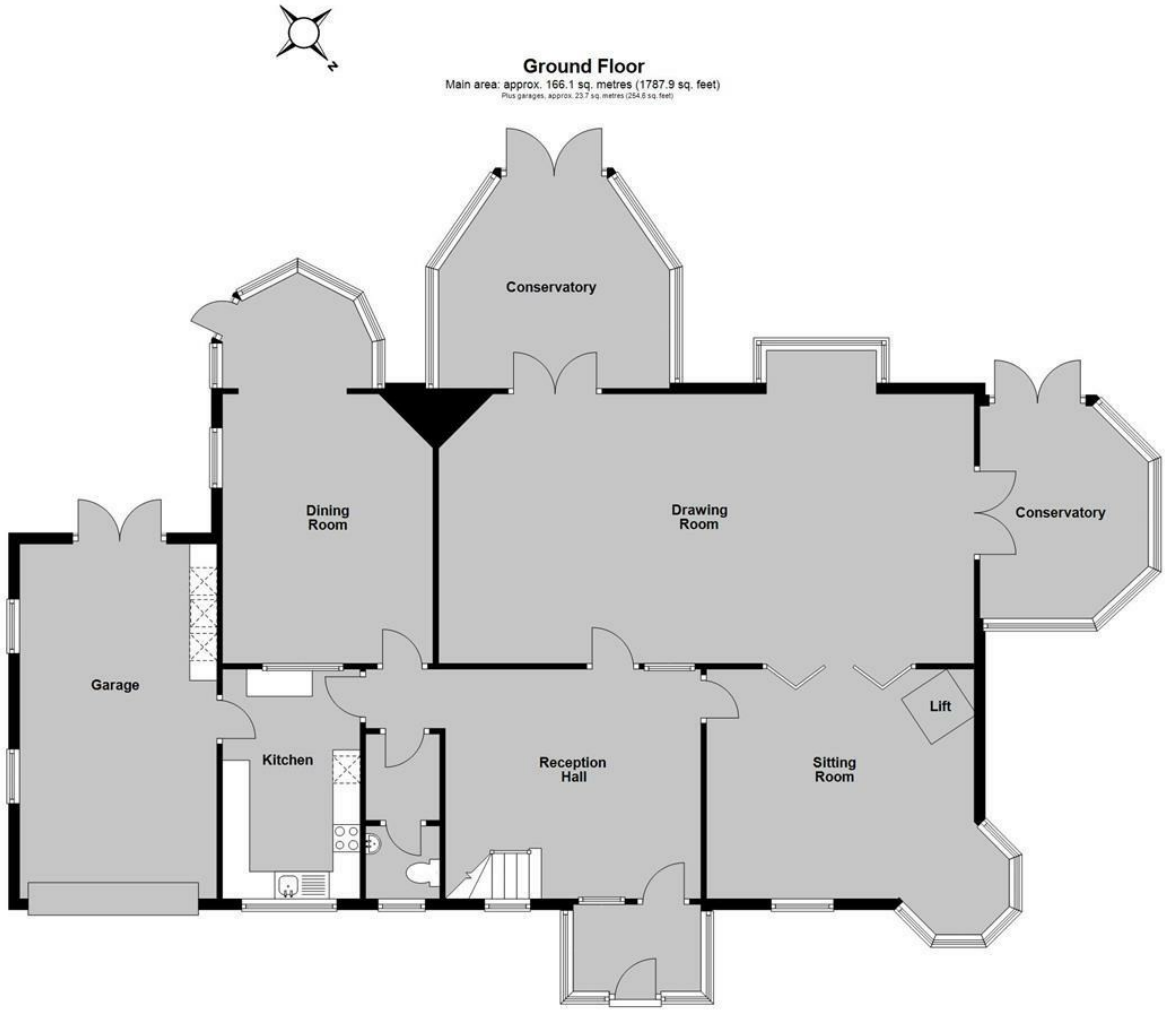
## Ground Floor

Main area: approx. 166.1 sq. metres (1787.9 sq. feet)

Plus garages, approx. 23.7 sq. metres (254.6 sq. feet)



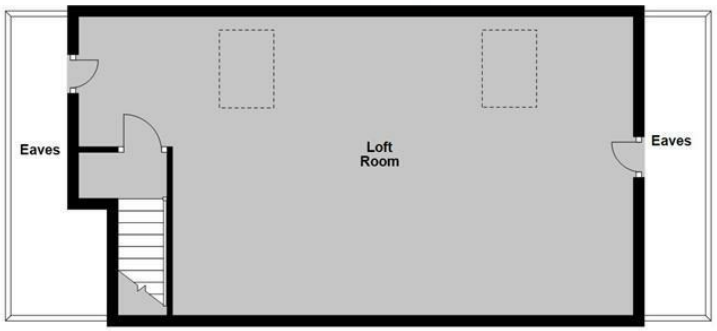

## First Floor

Approx. 130.6 sq. metres (1405.8 sq. feet)

## Second Floor

Main area: approx. 54.4 sq. metres (586.1 sq. feet)

Plus eaves, approx. 14.5 sq. metres (156.1 sq. feet)




Main area: Approx. 351.2 sq. metres (3779.7 sq. feet)

Plus garages, approx. 23.7 sq. metres (254.6 sq. feet)

Plus eaves, approx. 14.5 sq. metres (156.1 sq. feet)

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