Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Chestfield, Whitstable

£700,000 Freehold

...for Coastal, Country & City living.

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Chestfield, Whitstable

3 Slades Close, Chestfield, Whitstable, Kent, CT5 3NN

A significantly extended detached chalet bungalow occupying a generous plot and ideally positioned for access to Whitstable (2 miles) and Canterbury (6 miles) as well as being within close proximity to Chestfield Golf Course, the historic 14th Century Chestfield Barn housing a pub and restaurant, Chestfield medical centre and Chestfield and Swalecliffe station (1 mile distant).

The exceptionally spacious and smartly presented accommodation is arranged to provide an entrance porch, entrance hall, sitting room, open-plan kitchen/breakfast room with vaulted ceiling, dining area, snug, utility room, pantry, 3 double bedrooms and 2 bathrooms, including the principal bedroom with en-suite shower room and dressing room.

A block paved driveway provides off-road parking for a number of vehicles and access to the garage. The thoughtfully landscaped rear gardens extend to 83ft (25m) and incorporate a brick paved patio and a summer house, ideal for outside entertaining. No onward chain.

Location
Slades Close is a desirable road located within the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (approximately 80mins) 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. Chestfield is situated between the seasisde town of Whitstable, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (approximately 5 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, 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 are:

GROUND FLOOR

- **Entrance Porch**
  6'4" x 3'9" (1.95m x 1.15m)
  at maximum points.

- **Entrance Hall**
  10'11" x 9'10" (3.34m x 3.01m)
  at maximum points.

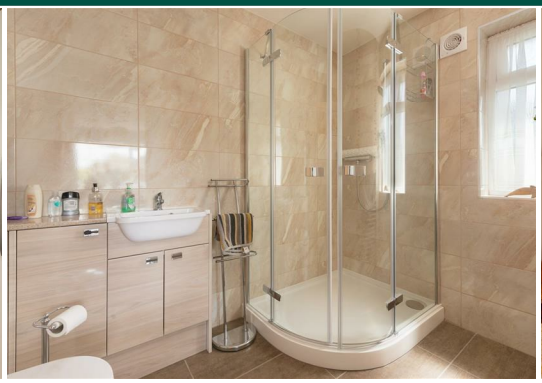
- **Sitting Room**
  16'5" x 11'11" (5.02m x 3.65m)
  at maximum points.

- **Kitchen / Breakfast Room**
  20'2" x 14'4" (6.17m x 4.38m)
  at maximum points.

- **Dining Area**
  16'6" x 8'11" (5.05m x 2.73m)
  at maximum points.

- **Utility Room**
  10'11" x 9'10" (3.34m x 3.01m)
  at maximum points.

- **Bedroom 4/ Snug**
  12'10" x 12'4" (3.92m x 3.76m)
  at maximum points.



• Pantry

• Bedroom 2
18'3" x 11'10" (5.58m x 3.62m)
at maximum points.

• Bedroom 3
11'9" x 11'10" (3.59m x 3.61m)
at maximum points.

• En-Suite Shower Room
9'2" x 5'5" (2.81m x 1.66m)
at maximum points.

FIRST FLOOR

• Bedroom 1
15'10" x 12'8" (4.85m x 3.88m)
at maximum points.

• En-Suite Shower Room
12'5" x 9'4" (3.79m x 2.85m)
at maximum points.

• Dressing Room
8'2" x 6'3" (2.49m x 1.93m)
at maximum points.

OUTSIDE

• Garage
20'4" x 8'8" (6.20m x 2.65m)
at maximum points.

• Garden
83' x 32' (25.30m x 9.75m)
at maximum points.

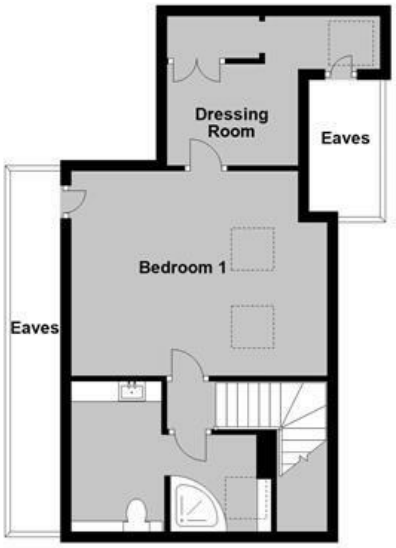
Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

Ground Floor

Approx. 156.5 sq. metres (1684.3 sq. feet)

First Floor

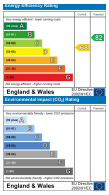
Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 197.9 sq. metres (2130.3 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2022/2023 is £2,945.74.

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



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