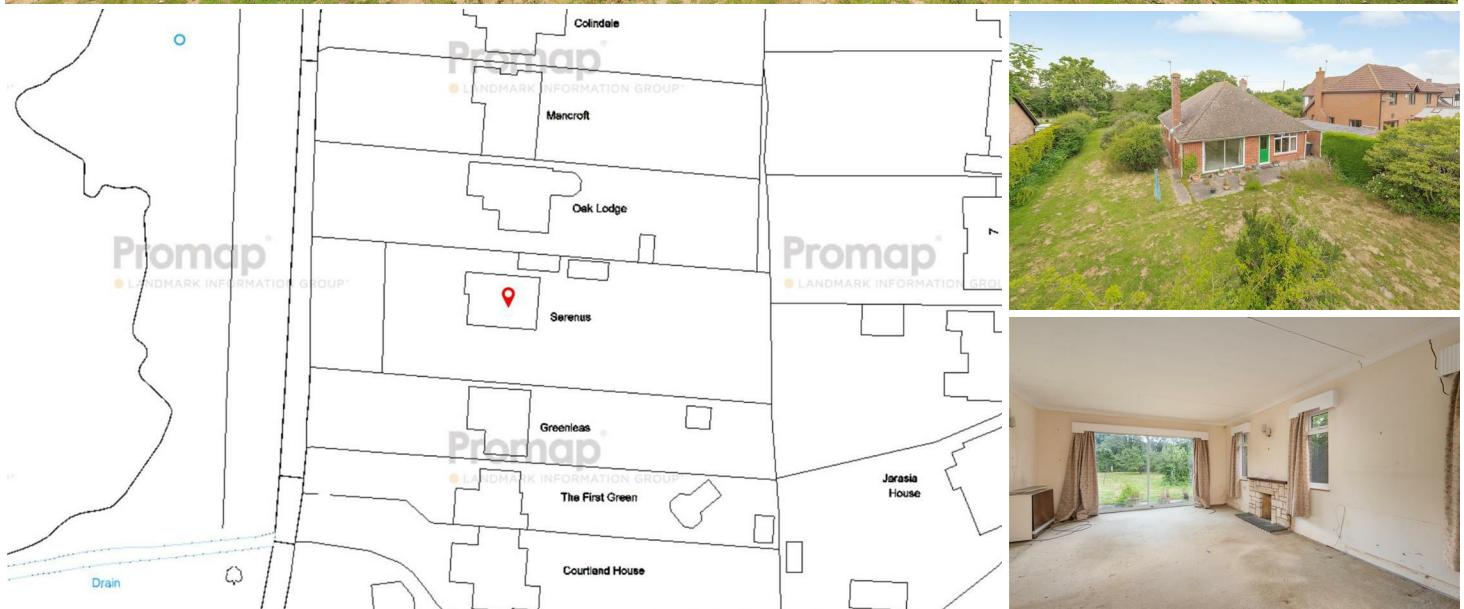


CHRISTOPHER HODGSON



Chestfield, Whitstable
£400,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Chestfield, Whitstable

Serenus The Drove, Chestfield, Whitstable, Kent, CT5 3NY

A unique and exciting opportunity to acquire a generous potential building plot in a prime location on one of Chestfield's most exclusive roads. The Drove is directly adjacent to Chestfield golf course, a short stroll from the club house and Chestfield Barn, and is conveniently positioned for access to both Whitstable (3.1 miles) and Canterbury (5.7 miles).

The site, which occupies a frontage of 69ft (21m) to The Drove and an overall depth of 245ft (74m) offers considerable scope for re-development with a substantial replacement dwelling (subject to all

necessary consents and approvals being obtained). Inspiration can be drawn from recent developments in the immediate vicinity. The site is currently occupied by a detached bungalow in dilapidated condition with a footprint of 998 sq ft (92.7 sq m). The existing accommodation is arranged to provide an entrance hall, a large open plan sitting/dining room, a kitchen, 2 double bedrooms, a bathroom and a separate cloakroom.

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council on 01227 862 000, www.canterbury.gov.uk/planning. 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, Sainsbury's 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:

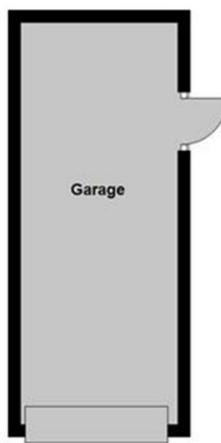
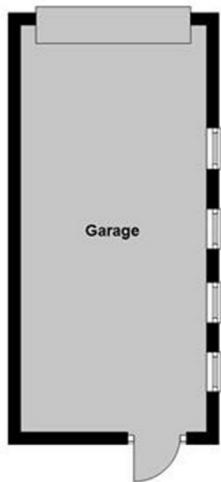
GROUND FLOOR

- Entrance Hall 18'3" x 8'2" (5.56m x 2.49m)
- Sitting/Dining Room 22'2" x 13'11" (6.76m x 4.24m)
- Kitchen 14'3" x 13'1" (4.34m x 3.99m)
- Cloakroom 6'5" x 2'7" (1.96m x 0.79m)
- Bedroom 1 11'4" x 10'6" (3.45m x 3.20m)
- Bedroom 2 13'11" x 10'6" (4.24m x 3.20m)
- Bathroom 8' x 5'10" (2.44m x 1.78m)

OUTSIDE

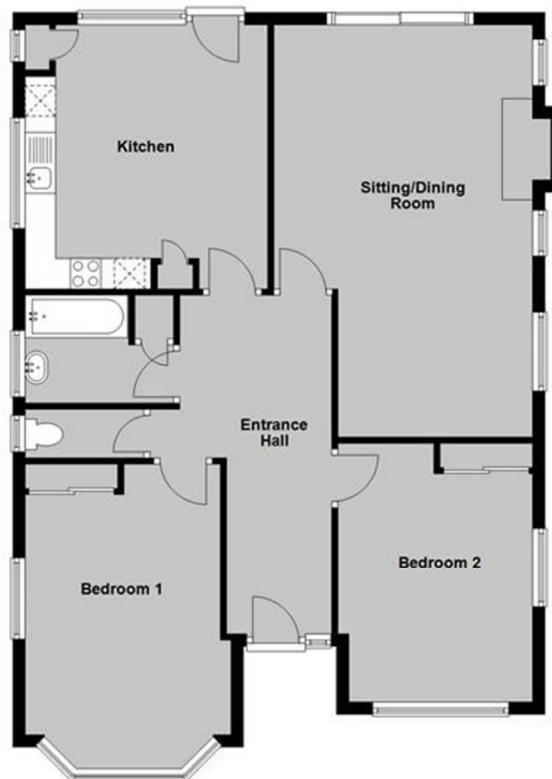
- Garden
- Garage 21'8" x 8'6" (6.60m x 2.59m)
- Garage 21'11" x 10' (6.68m x 3.05m)





Ground Floor

Main area: approx. 92.7 sq. metres (998.2 sq. feet)
Plus garages, approx. 37.4 sq. metres (403.0 sq. feet)



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Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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Energy Efficiency Rating		Score	Band
95.00	Excellent	95	A
90.00	Very Good	90	B
85.00	Good	85	C
80.00	Satisfactory	80	D
75.00	Needs Improvement	75	E
70.00	Bad	70	F
65.00	Very Bad	65	G
60.00	Very Poor	60	H
55.00	Poor	55	I
50.00	Very Poor	50	J

