



Chestfield, Whitstable

£545,000 Freehold

...for Coastal, Country & City living.



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Chestfield, Whitstable

4 The Russets, Chestfield, Whitstable, Kent, CT5 3QG

A beautifully presented detached family home, ideally located within the desirable village of Chestfield and within close proximity to supermarkets, Chestfield & Swalecliffe train station (0.5 miles). Whitstable (2 miles) and Canterbury (6.1 miles) are both within reach.

The house has been extended to provide generous and well-proportioned accommodation, presented in smart contemporary style throughout. The ground floor is arranged to provide an entrance hall, sitting room, kitchen/breakfast room, conservatory, and a cloakroom. To the first floor, there are three bedrooms and a family bathroom.

Externally the well maintained garden extends to 48ft (14m) and incorporates a lawn, patio area and garden shed. To the front of the property a block paved driveway provides access to the detached garage and off street parking for several vehicles.



Location

The Russets is a desirable location in the heart of the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80mins 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 within walking distance of 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 (approximately 2.6 miles distant), renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (approximately 6 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 are:

GROUND FLOOR

- **Entrance Hall**
9'11" x 6'4" (3.03m x 1.92m)
at maximum points.
- **Sitting Room**
15'11" x 12'2" (4.84m x 3.72m)
at maximum points.
- **Kitchen/Breakfast Room**
18'11" x 11'5" (5.77m x 3.48m)
at maximum points.
- **Conservatory**
19'0" x 12'5" (5.79m x 3.78m)
at maximum points.



- **Cloakroom**
6'4" x 2'7" (1.93m x 0.79m)
at maximum points.

FIRST FLOOR

- **Bedroom 1**
12'7" x 11'5" (3.84m x 3.48m)
at maximum points.
- **Bedroom 2**
12'7" x 10'11" (3.84m x 3.33m)
at maximum points.
- **Bedroom 3**
8'4" x 8'1" (2.53m x 2.46m)
at maximum points.
- **Bathroom**
7'3" x 5'5" (2.21m x 1.65m)
at maximum points.

OUTSIDE

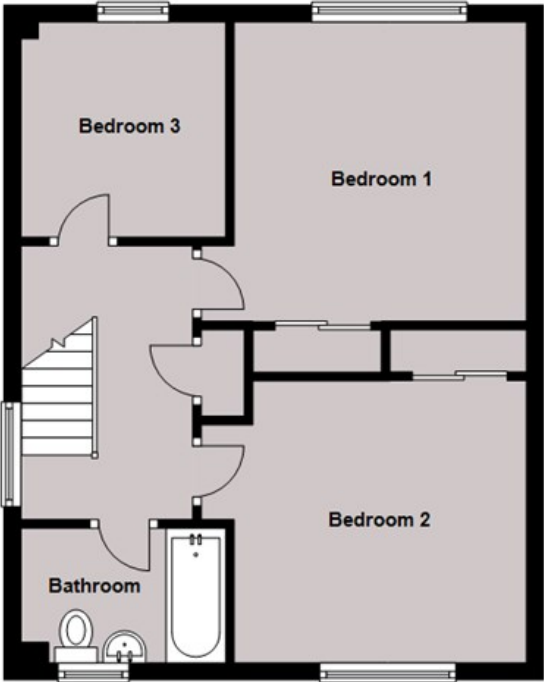
- **Garage**
17'10" x 8'11" (5.44m x 2.72m)
at maximum points.
- **Garden**
48' x 39' (14.63m x 11.89m)
at maximum points.

Video Tour Available

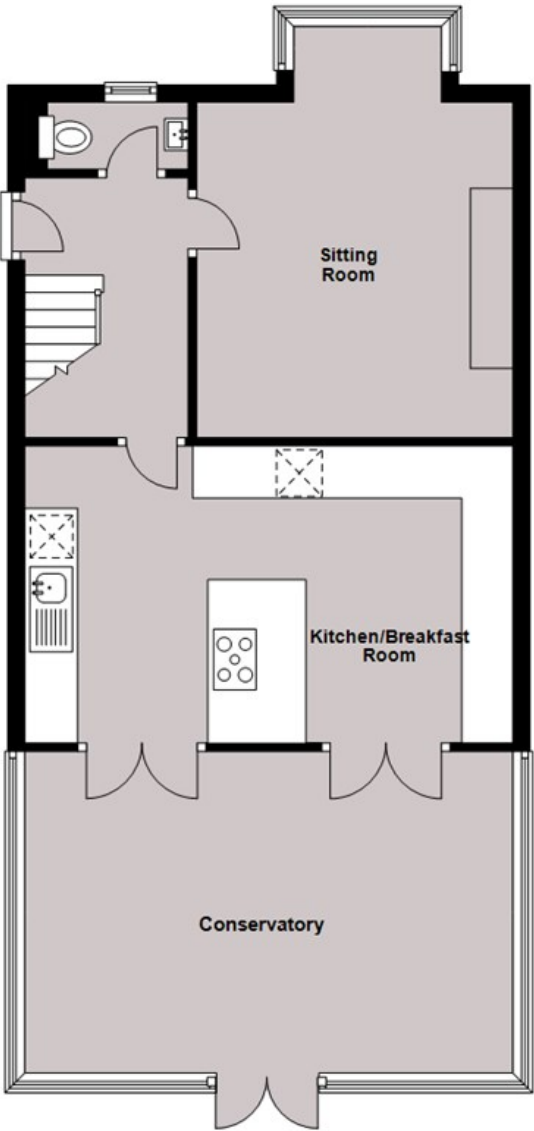
Please view the video tour for this property, and contact us to discuss arranging a viewing.



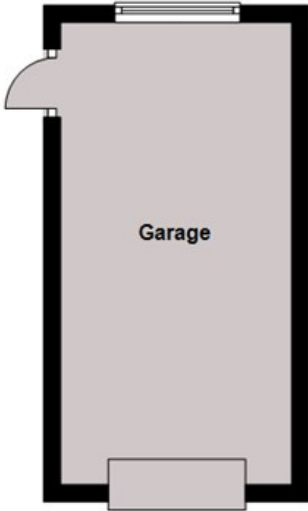
First Floor



Ground Floor



Garage



Total area: approx. 112.2 sq. metres (1207.7 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,614.45.

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

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Energy Performance Certificate (EPC) Rating	Score
A	92-100
B	83-91
C	69-82
D	55-68
E	39-54
F	13-38
G	1-12

Current Rating: **B (83)**