Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Chestfield, Whitstable

£635,000 Freehold

...for Coastal, Country & City living.

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Chestfield, Whitstable

103 Maydowns Road, Chestfield, Whitstable, Kent, CT5 3LW

A deceptively spacious detached chalet bungalow ideally situated towards the end of a private no-through road, in an elevated position with distant views towards the sea. The property is within close proximity of Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, Chestfield medical centre, supermarkets, bus routes and Chestfield and Swalecliffe station (0.6 miles).

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room with wood burning stove, dining room, contemporary kitchen, utility room, conservatory, two bedrooms and two bathrooms (one en-suite). To the first floor there is a generous double bedroom with en-suite bathroom and a study area.

The bungalow occupies a generous plot, with the rear garden extending to 136ft x 40ft (41m x 12m) with stone and decked terraces, vegetable plots, a greenhouse, summer house and workshop. A driveway to the front of the property provides off road parking for a number of vehicles and access to the attached integral garage.

Location
Maydowns Road is a desirable location in 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 / 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 1 mile distant 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 (6.5 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 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**

- **Sitting Room**
20'0" x 13'3" (6.10m x 4.05m)
at maximum points.

- **Dining Room**
15'11" x 10'3" (4.85m x 3.12m)
at maximum points.

- **Conservatory**
14'6" x 10'3" (4.42m x 3.12m)
at maximum points.

- **Kitchen**
13'7" x 8'6" (4.15m x 2.60m)
at maximum points.

- **Utility Room**
10'8" x 7'8" (3.24m x 2.34m)
at maximum points.

- **Bedroom 2**
10'6" x 10'7" (3.21m x 3.22m)
at maximum points.

• **En-Suite Shower Room**
7'1" x 3'1" (2.18m x 0.96m)
at maximum points.

• **Bedroom 3/ Dressing Room**
10'6" x 7'11" (3.22m x 2.42m)
at maximum points.

• **Bathroom**
7'0" x 5'8" (2.15m x 1.75m)
at maximum points.

FIRST FLOOR

• **Bedroom 1**
20'2" x 12'6" (6.15m x 3.80m)
at maximum points.

• **En-Suite Bathroom**
8'7" x 7'1" (2.62m x 2.17m)
at maximum points.

OUTSIDE

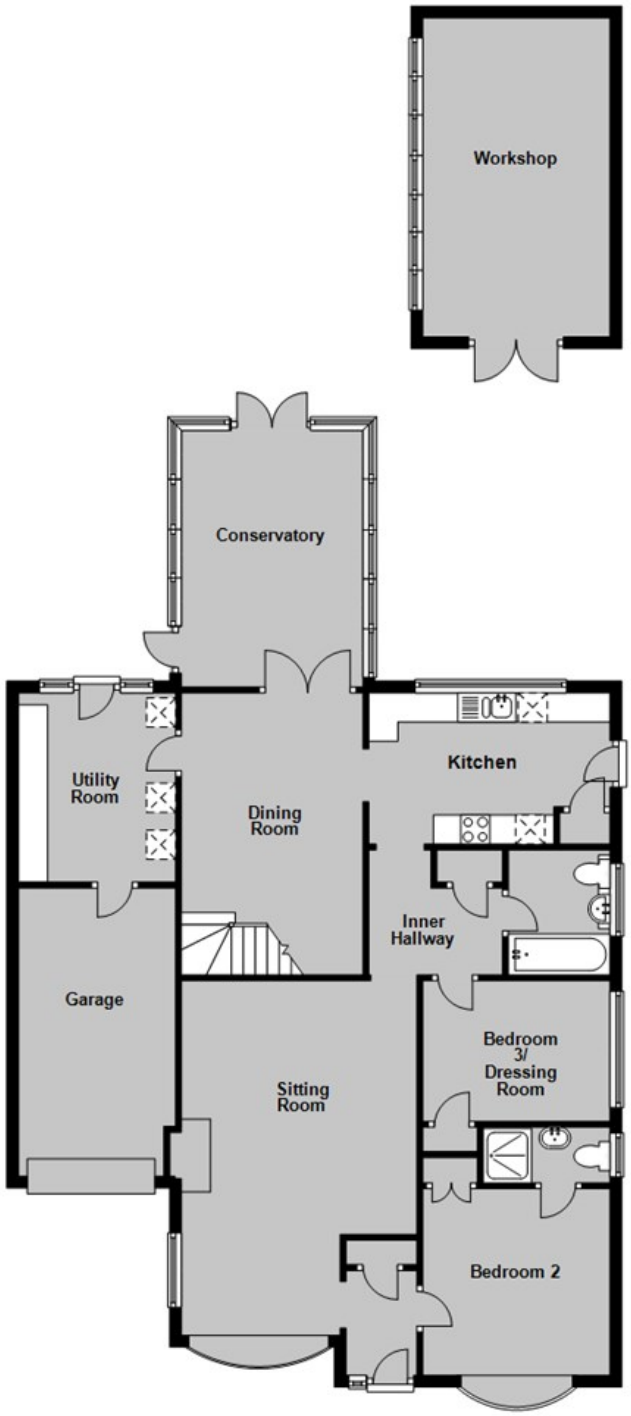
• **Integral Garage**
16'3" x 8'10" (4.95m x 2.69m)
at maximum points.

• **Garden**
136" x 40" (41.45m x 12.19m)
at maximum points.

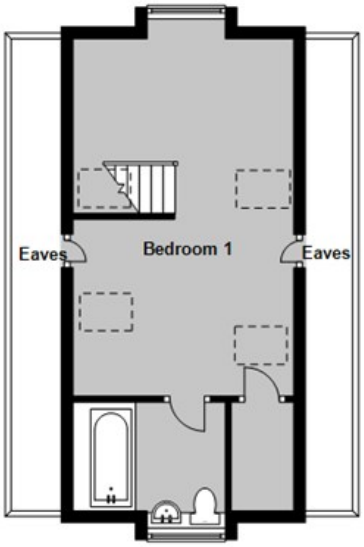
• **Workshop**
18'0" x 10'0" (5.49m x 3.05m)
at maximum points.

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

Ground Floor
Approx. 121.2 sq. metres (1304.8 sq. feet)



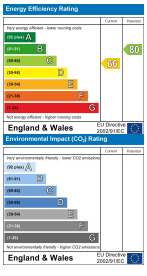
First Floor
Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 152.9 sq. metres (1645.7 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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