



Tankerton, Whitstable

Walton House, 4 Baliol Road, Tankerton, Whitstable, Kent, CT5 2EN

A substantial and significantly extended Edwardian family home enjoying a much sought after and highly convenient location. Walton House is equally accessible to both Whitstable and Tankerton, and is well served by shops and amenities, excellent schooling options, Tankerton slopes and seafront (0.3 miles) and Whitstable station (0.4 miles).

This imposing family home provides 2046 sq ft (190 sq m) of generously proportioned accommodation, presented in enviable style throughout. The ground floor is arranged to provide an entrance hall, sitting room, family room, an exceptional kitchen/dining room with partially vaulted ceiling, a utility room and a cloakroom. To the first floor there are four bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The established South West facing garden is thoughtfully planted with numerous mature trees, and incorporates a paved terrace which is ideal for outside entertaining. A shingled driveway to the front of the house provides an area of off-street parking and access to the integral garage.

Location

Baliol Road is a much sought after road on the border of Tankerton and Whitstable, conveniently positioned for access to local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
18'8" x 8'9" (5.69m x 2.67m)
at maximum points.
- **Sitting Room**
12'0" x 11'11" (3.66m x 3.63m)
at maximum points.
- **Family Room**
12'10" x 11'5" (3.90m x 3.49m)
at maximum points.
- **Kitchen/Dining Room**
22'4" x 18'5" (6.80m x 5.62m)
at maximum points.
- **Utility Room**
11'4" x 7'0" (3.45m x 2.13m)
at maximum points.

- **Cloakroom**
8'9" x 3'8" (2.67m x 1.12m)
at maximum points.

FIRST FLOOR

- **Bedroom 1**
12'7" x 12'6" (3.84m x 3.81m)
at maximum points.
- **En-Suite Shower Room**
8'9" x 6'3" (2.67m x 1.91m)
at maximum points.
- **Bedroom 2**
12'0" x 12'0" (3.65m x 3.67m)
at maximum points.
- **Bedroom 3**
12'10" x 11'5" (3.91m x 3.47m)
at maximum points.
- **Bedroom 4**
9'7" x 8'6" (2.92m x 2.58m)
at maximum points.

- **Bathroom**
11'7" x 8'11" (3.53m x 2.72m)
at maximum points.

OUTSIDE

- **Garage**
15'1" x 8'7" (4.60m x 2.62m)
at maximum points.
- **Garden**
56' x 37' (17.07m x 11.28m)
at maximum points.

Video Tour Available

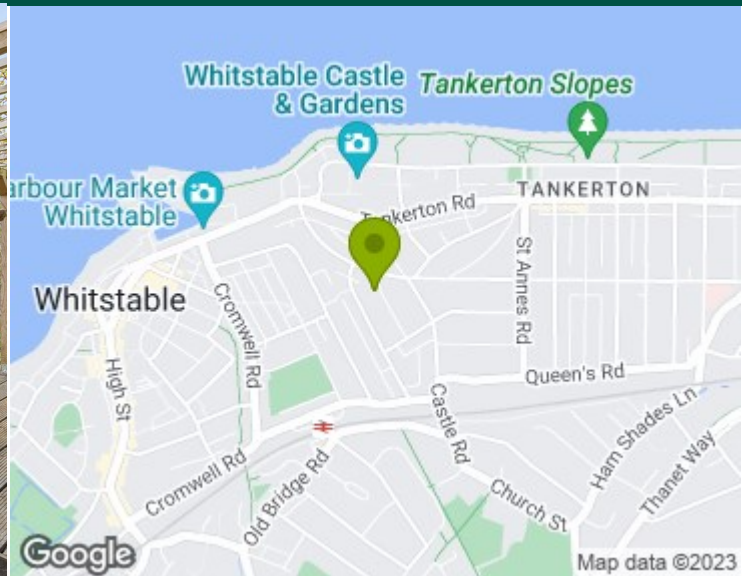
Please view the video tour for this property, and contact us to discuss arranging a viewing.











Viewing

STRICTLY BY PRIOR APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

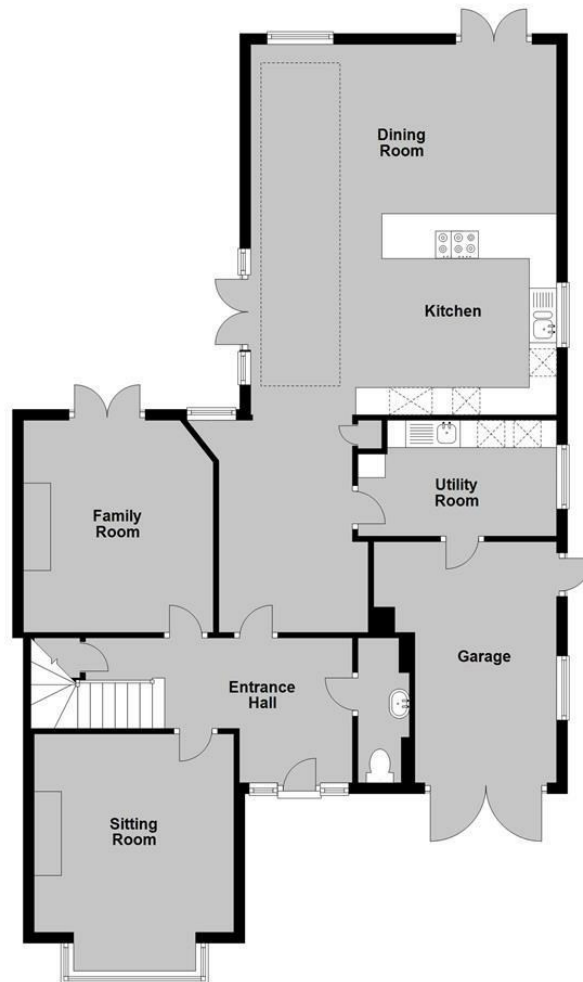
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Folio No. 6937/WR



Ground Floor

Approx. 114.4 sq. metres (1231.8 sq. feet)



First Floor

Approx. 75.7 sq. metres (814.4 sq. feet)



Total area: approx. 190.1 sq. metres (2046.1 sq. feet)

...for Coastal, Country & City living.



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