Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

# Chestfield, Whitstable

**£550,000** Freehold

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

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# Chestfield, Whitstable

## 8 Ellison Close, Chestfield, Whitstable, Kent, CT5 3JW

An extended detached bungalow situated in a peaceful location 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 (0.7 miles distant). The property is ideally positioned for access to both Whitstable and Canterbury.

The generously proportioned accommodation is arranged to provide an entrance porch, a generous sitting room open plan to a dining room, kitchen, three double bedrooms and a well appointed shower room. Outside, the West facing garden incorporates a timber deck and an area laid to lawn. A driveway and two garages provide off street parking for a number of vehicles.

No onward chain.

**Location**
Ellison Close enjoys a convenient position located just off Chestfield Road within this favoured village which is situated between Canterbury and Whitstable. The village is well served by Chestfield and Swalecliffe railway station offering fast and frequent services to London Victoria (approximately 89mins) and high speed links to London St Pancras (approximately 80 mins). Chestfield Medical Centre, Sainsburys Supermarket and a bus route connecting the local areas. The house is just a short stroll from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Whitstable town centre is approximately 2.8 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 5 miles distant) 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.

**Accomodation**
The accommodation and approximate measurements are:

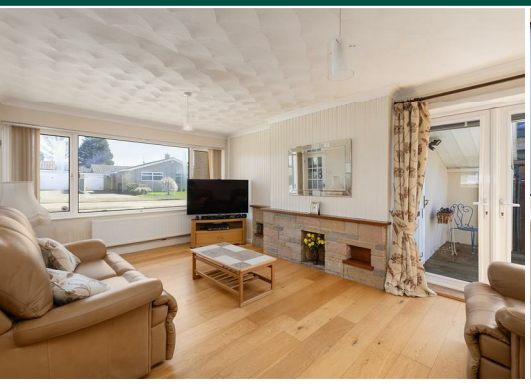
- **Entrance Hall**

- **Sitting Room**
19'2" x 12'0" (5.86m x 3.66m)
at maximum points

- **Dining Room**
10'9" x 8'11" (3.30m x 2.72m)
at maximum points

- **Kitchen**
13'1" x 12'5" (4.00m x 3.80m)
at maximum points

- **Bedroom 1**
13'3" x 12'0" (4.05m x 3.66m)
at maximum points



• **Bedroom 2**
14'1" x 10'0" (4.30m x 3.06m)
at maximum points

• **Bedroom 3**
11'7" x 8'8" (3.55m x 2.66m)
at maximum points

• **Shower Room**
7'8" x 6'8" (2.34m x 2.05m )
at maximum points

**OUTSIDE**

• **Garden**
59' x 51' (17.98m x 15.54m)
at maximum points

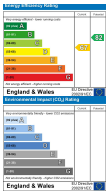
• **Attached Garage**
15'8" x 10'5" (4.80m x 3.20m)
at maximum points

• **Detached Garage**
16'8" x 8'5" (5.10m x 2.58m)
at maximum points

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

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,563.73

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



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**Folio No.** 6849/MS