



Chestfield, Whitstable

£499,950 Freehold

...for Coastal, Country & City living.



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Chestfield, Whitstable

133 Chestfield Road, Chestfield, Whitstable, Kent, CT5 3LS

In a favoured village location, this significantly extended detached bungalow benefits from well proportioned and versatile accommodation, and is ideally positioned for access to Whitstable (2 miles) and Canterbury (6 miles) as well as being 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 (1 mile distant).

The accommodation is arranged to provide an entrance hall, sitting room opening to a dining room, conservatory, study, kitchen, three double bedrooms (one with en-suite shower room) and a bathroom.

To the front of the bungalow there is a generous driveway providing parking for a number of vehicles and access to the detached garage and workshop. To the rear there is a delightfully secluded garden extending to 83ft (25 m) and enjoys a South Easterly aspect. No onward chain.



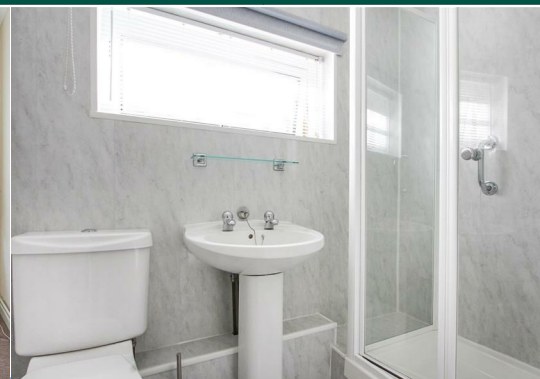
Location

The bungalow enjoys a prominent position on the desirable Chestfield Road within this favoured village which is situated between Canterbury and Whitstable. The village is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London (Victoria & Cannon St approximately 1hr 20mins), 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.

Accommodation

The accommodation and approximate measurements are:

- **Entrance Hall**
- **Reception Hall**
- **Bedroom 1**
12'5" x 10'6" (3.78m x 3.20m)
at maximum points
- **Bedroom 2**
11'10" x 7'9" (3.61m x 2.36m)
- **Bedroom 3**
11'10" x 9'6" (3.61m x 2.89m)
- **Kitchen**
10'3" x 9'6" (3.12m x 2.90m)
at maximum points



• **Bathroom**

• **Sitting Room**

15'2" x 11'6" (4.62m x 3.51m)
at maximum points

• **Dining Room**

15'2" x 9'9" (4.62m x 2.97m)
at maximum points

• **Conservatory**

12'4" x 8'9" (3.78m x 2.69m)

• **Study**

13'5" x 7'9" (4.08m x 2.36m)
at maximum points

• **En-suite Shower Room**

• **Garden**

83' x 36' (25.30m x 10.97m)
at maximum points

• **Garage**

17'2" x 9'0" (5.23m x 2.74m)
at maximum points

• **Workshop**

11'3" x 9'3" (3.43m x 2.82m)
at maximum points



Ground Floor
Approx. 143.3 sq. metres (1542.3 sq. feet)



Total area: approx. 143.3 sq. metres (1542.3 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2018/2019 is £2,110.13.

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

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Energy Efficiency Class	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Property Energy Efficiency Class: **C** (Score: 69-80)