



CHRISTOPHER HODGSON

Chestfield, Whitstable

6 Cherry Orchard, Chestfield, Whitstable, Kent, CT5 3NQ

Freehold

A substantial and beautifully presented detached family home situated in a highly desirable location within the popular village of Chestfield, accessible to the charming seaside town of Whitstable and the Cathedral City of Canterbury. The property is conveniently positioned within close proximity of Chestfield golf course, medical centre, supermarkets, bus routes and mainline railway station (1 mile).

The exceptionally spacious accommodation totals 2628 sq ft (244 sq m) and is arranged on the ground floor to provide an entrance porch, entrance hall, sitting room, contemporary open-plan kitchen/dining/family room extending to 41ft (12.50m) and with bi-folding doors opening to the garden, a study, utility room and a shower room.

The first floor comprises four double bedrooms and three bathrooms including an en-suite shower room to the principal bedroom, and a dressing room.

Outside, the generous South facing rear garden extends to 86ft (26m) and a driveway provides off street parking for several vehicles and access to an attached double garage.

LOCATION

Cherry Orchard is a much sought after 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 approximately 83mins and high speed links to London St Pancras approximately 76 mins. Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property 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 3 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 17'8" x 10'2" (5.38m x 3.10m)
- Kitchen/Dining/Family Room 41'0" x 11'1" (12.50m x 3.38m)
- Utility Room 8'1" x 8'1" (2.46m x 2.46m)
- Shower Room
- Study 12'8" x 12'4" (3.86m x 3.76m)

FIRST FLOOR

- Bedroom 1 15'0" x 12'10" (4.56m x 3.92m)
- En-Suite Shower Room 12'10" x 8'10" (3.91m x 2.69m)

- Dressing Room 9'3" x 5'10" (2.82m x 1.78m)
- Bedroom 2 18'8" x 10'2" (5.68m x 3.10m)
- En-Suite Shower Room 7'1" x 6'10" (2.16m x 2.08m)
- Bedroom 3 14'0" x 10'6" (4.27m x 3.20m)
- Bedroom 4 12'8" x 12'3" (3.86m x 3.73m)
- Bathroom 11'1" x 9'0" (3.38m x 2.74m)

OUTSIDE

- Rear Garden 85'11" x 47'0" (26.21m x 14.33m)
- Garage 20'8" x 13'8" (6.30m x 4.17m)
- Parking
Off road parking for a number of vehicles.









Viewing: STRICTLY BY 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		
EU Directive 2002/91/EC		
England & Wales		

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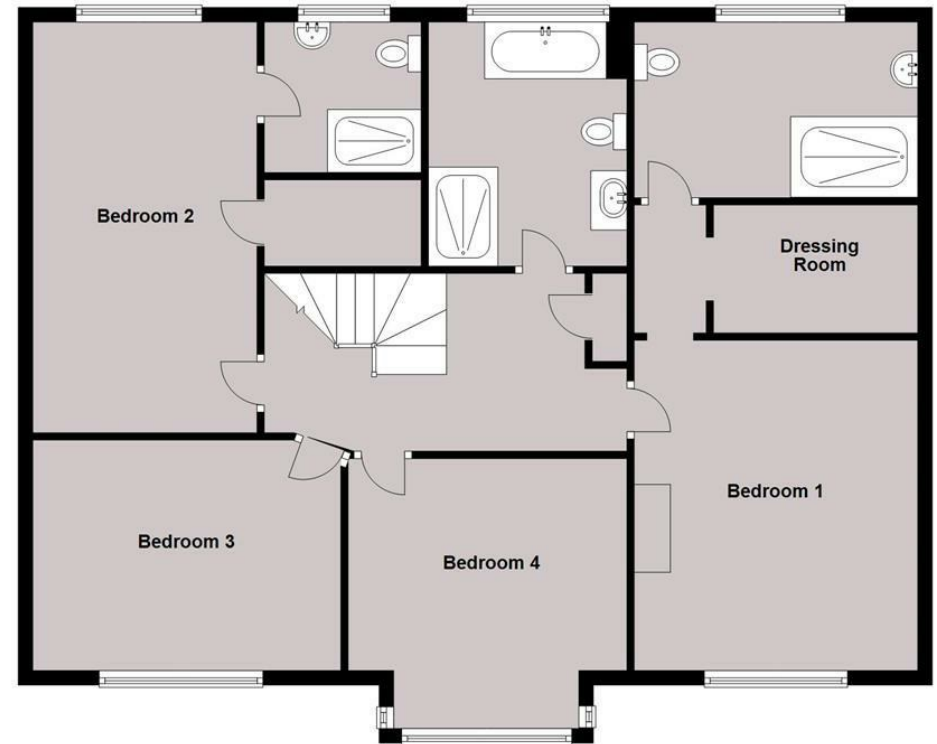
Ground Floor

Approx. 132.8 sq. metres (1429.6 sq. feet)



First Floor

Approx. 111.4 sq. metres (1198.9 sq. feet)



Total area: approx. 244.2 sq. metres (2628.5 sq. feet)



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