



Chestfield, Whitstable

£455,000 Freehold

...for Coastal, Country & City living.



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Chestfield, Whitstable

Bluebell Cottage, Broomfield Gate, Chestfield, Whitstable, Kent, CT5 3ES

Bluebell Cottage is situated in a much sought after semi-rural location, conveniently positioned between Whitstable (3 miles) and Canterbury (5.5 miles).

The generously proportioned accommodation has been much improved by the current owners and is arranged on the ground floor to provide an entrance porch, sitting room, living/dining room, smartly fitted kitchen, conservatory, utility room and a cloakroom. To the first floor there are two double bedrooms and a stylish shower room. There is potential to significantly extend the existing property to create a much larger family home (subject to all necessary consents and approvals being obtained).

The property stands in an idyllic, lightly wooded garden setting totalling just under a third of an acre. The rear garden extends to 238ft (72m) and backs directly on to Thornden Woods. A detached garage and driveway provide off road parking for several vehicles. No onward chain.



Location

Broomfield Gate is one of the most desirable locations in the favoured village of Chestfield and is well served by Chestfield and Swalecliffe railway station offering fast and frequent services to London Victoria (approximately 83 minutes) and high speed links to London St Pancras (approximately 76 minutes), Chestfield Medical Centre, Sainsburys Supermarket and a bus route. The property is approximately 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 seaside town of Whitstable approximately 3 miles distant which offers a good range of individual shops, sea front, harbour and well regarded restaurants for which the town has become renowned. The Cathedral City of Canterbury is approximately 5.5 miles distant and offers a number of public and state schools, 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:

• Entrance Porch

• Sitting Room

18'0" x 10'0" (5.48m x 3.04m)
at maximum points.

• Living/Dining Room

11'7" x 13'9" (3.52m x 4.20m)
at maximum points.

• Conservatory

12'0" x 9'10" (3.66m x 3.00m)
at maximum points.

• Kitchen

13'11" x 8'0" (4.23m x 2.45m)
at maximum points.

• Utility Room

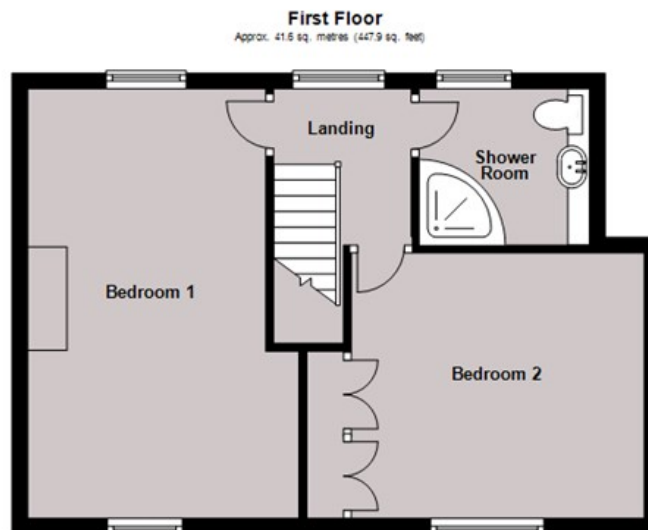
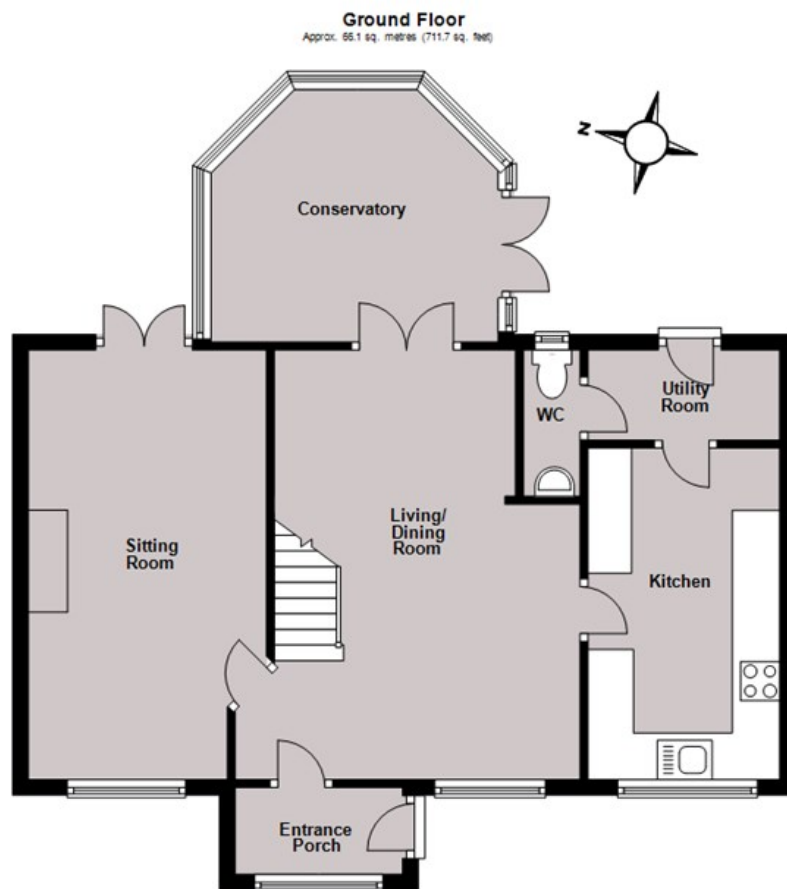
8'0 x 3'9 (2.44m x 1.14m)
at maximum points.

• Cloakroom



- **Bedroom 1**
18'0" x 10'7" (5.48m x 3.22m)
at maximum points.
- **Bedroom 2**
12'3" x 11'1" (3.73m x 3.38m)
at maximum points.
- **Shower Room**
7'2" x 6'7" (2.18m x 2.01m)
at maximum points.
- **Rear Garden**
238' x 68' (72.54m x 20.73m)
at maximum points.
- **Garage**





Total area: approx. 107.7 sq. metres (1159.7 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2019/2020 is £1385.73

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

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