CHRISTOPHER HODGSON

Chestfield, Whitstable

£565,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Chestfield, Whitstable

14 The Ridings, Chestfield, Whitstable, Kent, CT5 3PE

A spacious detached bungalow enjoying a peaceful setting on a desirable road in this highly regarded village, ideally positioned for access to Canterbury (6.2 miles) and Whitstable (2.1 miles) and within close proximity of supermarkets, bus routes, amenities, railway stations and seafront.

The generously proportioned accommodation comprises an entrance hall, sitting room open-plan to dining room with doors opening to the garden, a kitchen, three double bedrooms, a bathroom and a separate cloakroom.

The rear garden enjoys a Westerly aspect and extends to 82ft (24m). A detached double garage and driveway provide off road parking for a number of vehicles. No onward chain.

LOCATION
The Ridings is a desirable location in the heart of the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsbury's Supermarket and a bus route are also easily accessible. The property is within walking distance of 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 2.6 miles distant), renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (approximately 6 miles distant) which 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 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 17'3" x 10'11" (5.26m x 3.33m)
- Sitting Room 16'9" x 13'4" (5.11m x 4.06m)
- Dining Room 12'4" x 8'9" (3.76m x 2.67m)
- Kitchen 14'3" x 9'3" (4.34m x 2.82m)
- Cloakroom 5'10" x 3'3" (1.78m x 0.99m)
- Bedroom 1 13'3" x 12'7" (4.04m x 3.84m)

• Bedroom 2 12'7" x 9'3" (3.84m x 2.82m)

• Bedroom 3 10' x 9'1" (3.05m x 2.77m)

• Bathroom 9'3" x 7'2" (2.82m x 2.18m)

OUTSIDE

• Garden 82' x 51' (24.99m x 15.54m)

• Double Garage 18'1" x 17'7" (5.51m x 5.36m)

Ground Floor

Main area: approx. 98.6 sq. metres (1061.1 sq. feet)

Plus garages, approx. 29.5 sq. metres (317.6 sq. feet)

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Council Tax Band F. The amount payable under tax band F for the year 2024/2025 is £3,173.11

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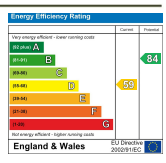

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