

CHRISTOPHER HODGSON



Yorkletts, Whitstable

£565,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Yorkletts, Whitstable

The Birches, 3 Croft View Dargate Road, Yorkletts, Whitstable, Kent, CT5 3AB

A significantly extended detached house situated in a peaceful cul-de-sac location in Yorkletts, a desirable semi-rural hamlet with woodland walks on your doorstep. The property is accessible to the fashionable seaside town of Whitstable (3 miles) and the historic market town of Faversham (6 miles), both providing high speed rail services to London.

The bright, spacious and beautifully presented accommodation extends to 1311.5 sq ft (121.8 sq m) and is arranged on the ground floor to provide an entrance hall, generous sitting room with wood burning stove, dining

room open-plan to a stylish kitchen with doors opening on to the garden, and a cloakroom. To the first floor there are three double bedrooms and two bathrooms, including a contemporary en-suite shower room to the principal bedroom.

The secluded South facing garden provides a delightful setting in which to relax or entertain, and extends to 49 ft (14 m). A large driveway provides off street parking for numerous vehicles and access to a substantial garage.



LOCATION

Dargate Road is a popular semi-rural location easily accessible to Whitstable (3.4 miles) and Faversham (6.3 miles), both enjoying a good range of educational facilities, shopping, recreational and leisure amenities as well as the High Speed Javelin service providing fast and frequent access from Faversham to London St Pancras with a journey time of approximately 68 minutes as well as services from Faversham to London Victoria with a journey time of approximately 75 minutes. The nearest motorway access is from Junction 6 of the M2 giving access also to the A2, Canterbury and subsequently the channel port of Dover. The nearby A251 gives access to Ashford with its International station offering fast Eurostar services to Paris, Lille and Brussels. Canterbury is approximately six miles distant with its Cathedral, theatre, cultural and leisure amenities and also benefits from excellent public and state schools. The City also boasts the facility of a major shopping centre enjoying a range of mainstream retail outlets together with a variety of individual shops.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall

- Kitchen 13'1" x 11'11" (3.98m x 3.64m)
- Dining Room 21'11" x 11'2" (6.68m x 3.40m)
- Sitting Room 15'4" x 12'8" (4.67m x 3.85m)

FIRST FLOOR

- Bedroom 1 12'10" x 11'11" (3.90m x 3.64m)
- En-Suite Shower Room
- Bedroom 2 12'9" x 11'1" (3.89m x 3.38m)
- Bedroom 3 11'4" x 9'1" (3.46m x 2.76m)
- Bathroom

OUTSIDE

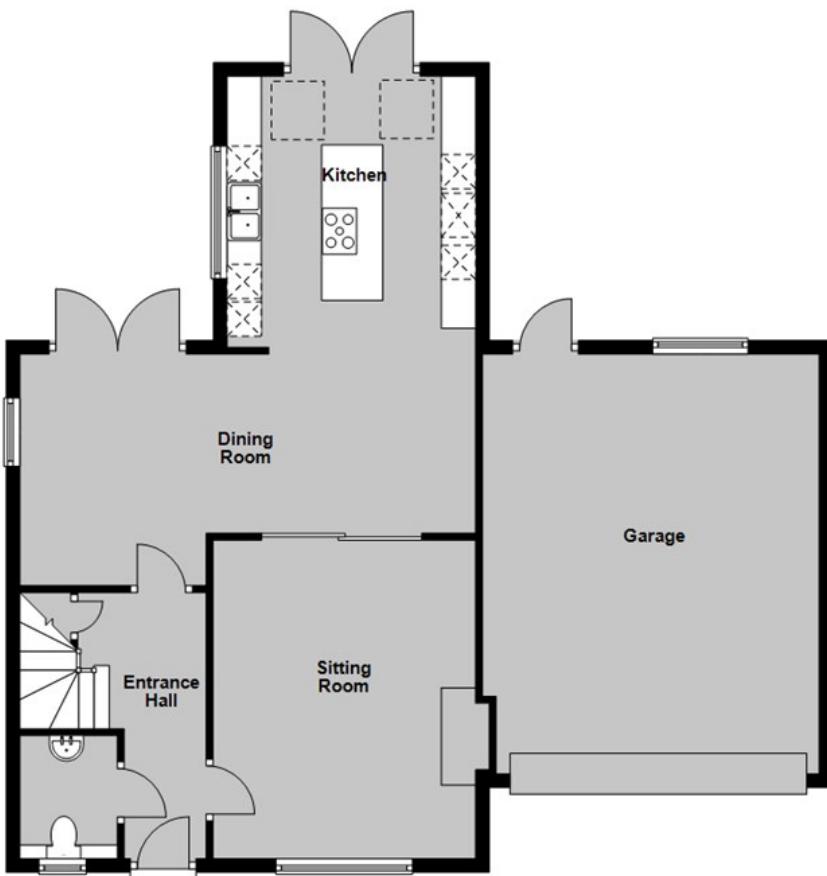
- Garden 49' x 37' (14.94m x 11.28m)
- Garage 20'2" x 16'2" (6.15m x 4.93m)





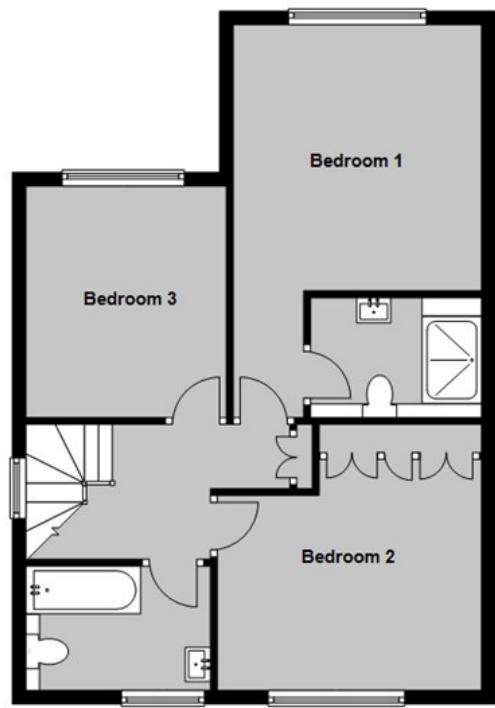
Ground Floor

Main area: approx. 64.3 sq. metres (691.6 sq. feet)
Plus garages, approx. 30.4 sq. metres (327.0 sq. feet)



First Floor

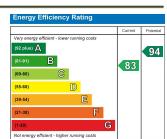
Approx. 57.6 sq. metres (619.9 sq. feet)



Main area: Approx. 121.8 sq. metres (1311.5 sq. feet)
Plus garages, approx. 30.4 sq. metres (327.0 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

