



CHRISTOPHER HODGSON

Chestfield, Whitstable

11 Chestfield Road, Chestfield, Whitstable, Kent, CT5 3LJ

Freehold

An exceptional property ideally located within the desirable village of Chestfield, and in close proximity of supermarkets, Chestfield & Swalecliffe Station (200 metres), central Whitstable (2 miles) and Canterbury (6 miles).

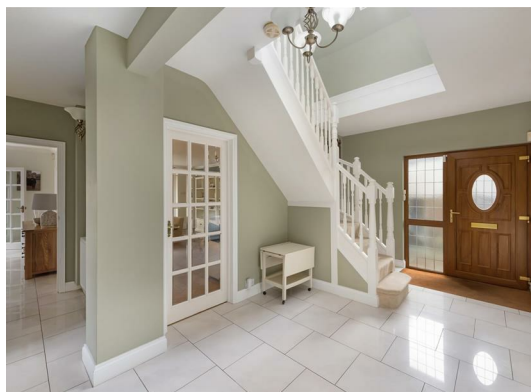
This deceptively spacious and beautifully presented family home provides generously proportioned accommodation totalling 2212 sq ft (205 sq m) and is finished to a high standard throughout.

The ground floor comprises a reception hall, sitting room with feature fireplace, dining room open-plan to a contemporary kitchen with vaulted ceiling, a conservatory, utility room, three double bedrooms (one of which is currently used as a study) and a luxurious family bathroom. To the first floor, a galleried landing leads to two further

bedrooms including the principal bedroom, which benefits from a smartly fitted en-suite bathroom and a dressing room.

Outside, the delightful rear garden extends to 116ft (21m) and has been landscaped to include a patio seating area, an elevated decked terrace, a barbeque station, and a summer house. An attached garage and driveway provide off street parking for a number of vehicles.

LOCATION Chestfield Road is a sought after position 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 (94 mins from Chestfield / 80 mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property is 0.5 miles 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, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (5.7 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 • Reception Hall 17'5" x 8'9" (5.31m x 2.67m) • Sitting Room 20'4" x 13'2" (6.20m x 4.01m) • Dining Room 13'11" x 10'4" (4.24m x 3.15m) • Kitchen 13'11" x 10'8" (4.24m x 3.25m) • Conservatory 16'5" x 11'6" (5.00m x 3.51m) • Utility Room 8'1" x 5'11" (2.46m x 1.80m) • Bedroom 2 12' x 8'6" (3.66m x 2.59m) • Bedroom 3 10'10" x 8'9" (3.30m x 2.67m) • Bedroom 4 11'7" x 7'9" (3.53m x 2.36m) • Bathroom 15'2" x 5'11" (4.62m x 1.80m)	FIRST FLOOR • Bedroom 1 14'1" x 10'7" (4.29m x 3.23m) • En-Suite Bathroom 9'7" x 8'8" (2.92m x 2.64m) • Dressing Room 9'7" x 6'11" (2.92m x 2.11m) • Bedroom 5 17'10" x 8' (5.44m x 2.44m) OUTSIDE • Garage 16'5" x 8'3" (5.00m x 2.51m) • Garden 116' x 39' (35.36m x 11.89m) VIDEO TOUR Please view the video tour for this property, and contact us to discuss arranging a viewing.
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Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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ENERGY PERFORMANCE CERTIFICATE

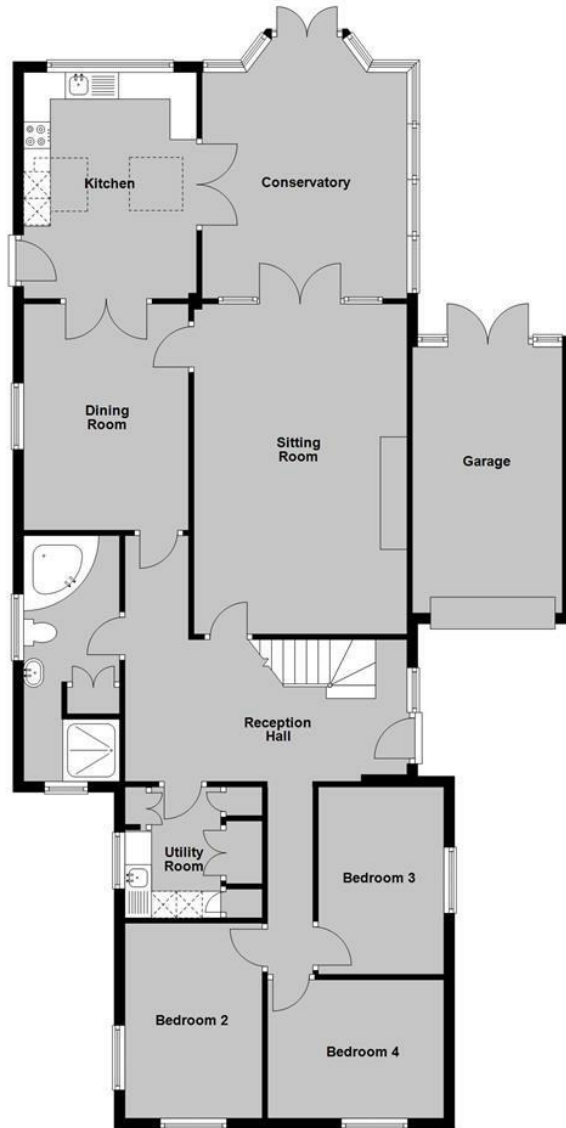
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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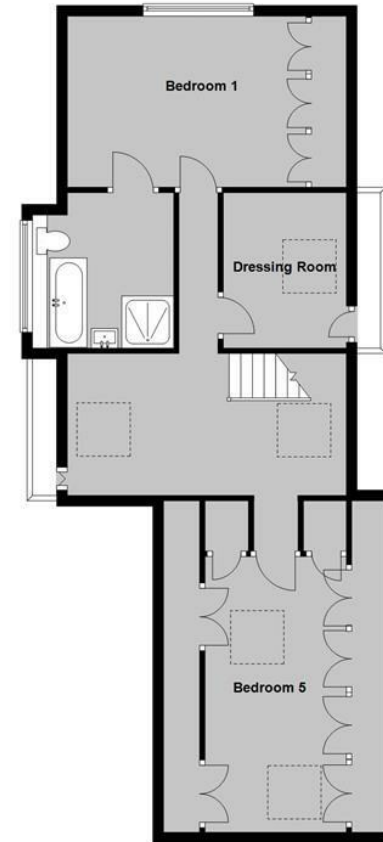
Ground Floor

Main area: approx. 135.3 sq. metres (1455.9 sq. feet)
Plus garages: approx. 14.1 sq. metres (151.8 sq. feet)



First Floor

Approx. 70.3 sq. metres (756.8 sq. feet)



Main area: Approx. 205.6 sq. metres (2212.7 sq. feet)
Plus garages: approx. 14.1 sq. metres (151.8 sq. feet)



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