

CHRISTOPHER HODGSON

Whitstable

The Willows, 16 Golden Hill, Whitstable, Kent, CT5 1PR

Freehold

An opportunity to acquire a substantial period home occupying a generous plot totalling just over half an acre in a desirable location on the outskirts of Whitstable, conveniently positioned for access to supermarkets, Whitstable town centre with its mix of independent shops and highly regarded restaurants, the seafront and Whitstable station (1.3 miles).

The spacious and versatile accommodation now requires a programme of refurbishment throughout and offers considerable scope to extend and remodel (subject to all necessary consents and approvals being obtained), which, once complete, would result in a superb family home. The house benefits from high ceilings and retains much period detail, including joinery, fireplaces and cornicing.

The ground floor is arranged to provide a generous entrance hall, a large sitting room, a kitchen and a shower room. The first floor comprises four bedrooms and two bathrooms, including an en-suite shower room.

The extensive gardens enjoy a southerly aspect and incorporate a large studio with home office and workshop, which would suit a variety of uses. To the front of the property, a gated driveway provides off-street parking for several vehicles. The property is being offered for sale with no onward chain.

The plot has a frontage to Golden Hill of 166ft (51m) and a total depth of 218ft (66m), and there may be scope to develop the site with one or more additional dwellings (subject to all necessary consents and approvals being obtained).

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council on 01227 862 000, www.canterbury.gov.uk/planning.

LOCATION

Golden Hill is situated in a highly desirable location on the outskirts of Whitstable yet remains easily accessible to the town centre. Whitstable's bustling High Street offers a wide range of individual retail outlets, café bars and a variety of seafood restaurants for which the it has become renowned. This historic working harbour town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. Tesco supermarket is within close proximity and communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria) approximately 80 minutes with high speed links to London (St Pancras) approximately 73 minutes.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 23'7" x 17'11" (7.20m x 5.46m)
- Kitchen 11'1" x 18'8" (3.39m x 5.70m)
- Shower Room

FIRST FLOOR

- Bedroom 1 15'8" x 18'8" (4.77m x 5.70m)
- En-Suite Shower Room
- Bedroom 2 8'6" x 10'5" (2.58m x 3.18m)
- Bedroom 3 6'8" x 11'0" (2.04m x 3.35m)
- Bedroom 4 9'9" x 8'2" (2.96m x 2.50m)
- Bathroom

OUTSIDE

- Garden 218' x 166' (66.45m x 50.60m)

OUTBUILDING

- Studio 36'3" x 18'3" (11.05m x 5.56m)
- Home Office 21' x 16'5" (6.40m x 5.00m)
- Workshop 40'11" x 10'1" (12.47m x 3.07m)
- Store 10'2" x 5'5" (3.10m x 1.65m)





























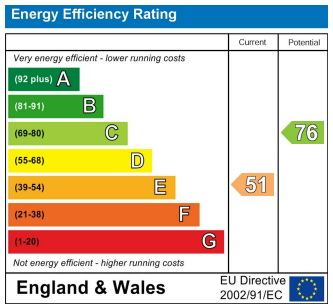




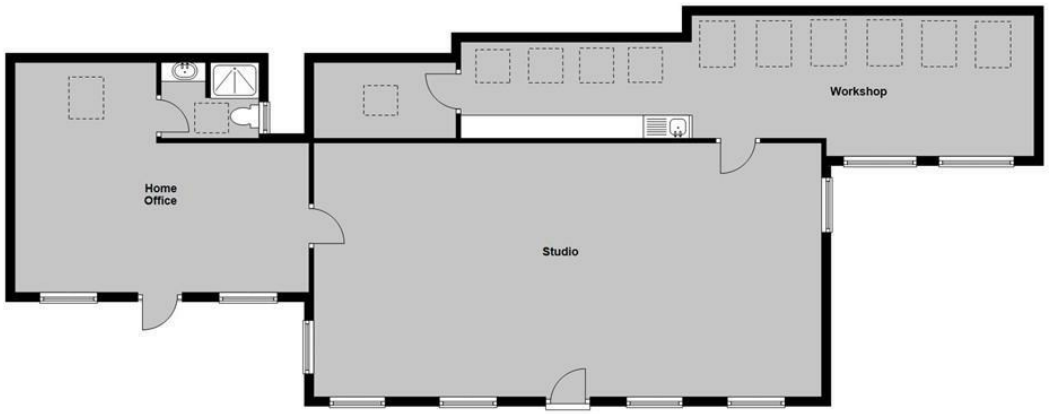
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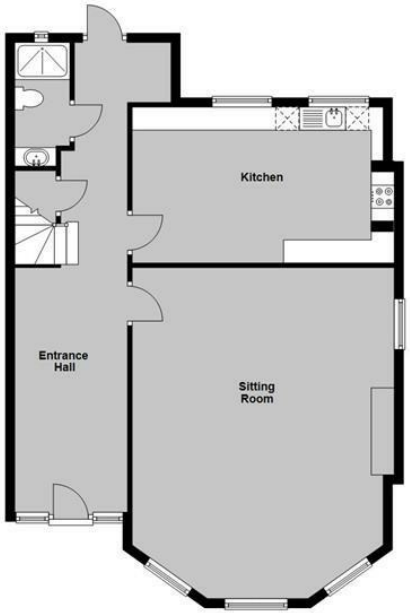
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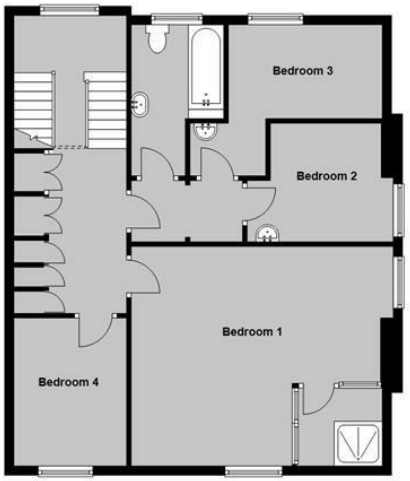
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Ground Floor
Main area: approx. 84.3 sq. metres (907.9 sq. feet)
Plus outbuildings, approx. 130.5 sq. metres (1405.2 sq. feet)



First Floor
Approx. 78.2 sq. metres (841.9 sq. feet)



Main area: Approx. 162.6 sq. metres (1749.8 sq. feet)
Plus outbuildings, approx. 130.5 sq. metres (1405.2 sq. feet)

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