





# MOLEBERRY HOUSE MOLEHILL ROAD, CHESTFIELD, WHITSTABLE, CT5 3PD

OFFERS OVER £1,100,000

- Prestigious Location – Positioned on one of Chestfield’s most desirable roads in a sought-after Kent coastal village.
  - Charming 1940s Home – Seamlessly blends Tudor character with high-spec contemporary finishes throughout.
- Exceptional Living Space – Open-plan kitchen-breakfast room with bi-fold doors, multiple reception rooms, and cosy inglenook fireplace.
- Family-Friendly Layout – Spacious bedrooms, with a double aspect principal, Jack and Jill en-suite, and additional shower room.
  - Stunning Garden & Grounds – Landscaped rear garden with defined zones, sandstone patio, hot tub, summer house, and oversized garage.
- Best of All Worlds - Enjoy peaceful village living with coastal charm, countryside beauty, and city access all within easy reach.
- Unrivalled Lifestyle – Moments from Chestfield Golf Club, a 14th-century pub-restaurant, and scenic walking routes.
- Excellent Connectivity – A 1 mile walk to Chestfield station or just 13 minutes by car (5.4 miles) to Canterbury West offering a swift 55-minute service to London St Pancras.
  - Idyllic Surroundings – Perfectly placed between the beach at Tankerton (1.5 miles) and the historic city of Canterbury (5 miles).
- Everyday Convenience – Close to a range of amenities including supermarkets, medical centre, schools, and bus routes.

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## ABOUT THIS HOME

Situated on one of Chestfield's most prestigious roads, this exceptional 1940s family home beautifully fuses timeless Tudor styling with contemporary living—right in the heart of one of Kent's most desirable coastal villages.

From the moment you arrive, the property makes an unforgettable first impression. Grand double gates reveal a sweeping driveway, while the traditional Kent peg-tile roof, reclaimed brickwork, and manicured frontage all hint at the quality and charm within.

The interior has been thoughtfully designed to provide a flexible layout that flows effortlessly for everyday living and entertaining, yet still allows for privacy when needed. At the heart of the home is a striking kitchen-breakfast room, flooded with natural light from expansive bi-folding doors that open directly onto the beautifully landscaped rear garden. This seamless indoor-outdoor connection is ideal for modern family life.

The kitchen links to a cosy snug, featuring a wood-burning stove set within a characterful inglenook fireplace, perfect for relaxed evenings. To the other side, the kitchen extends into a garden room, which flows into a spacious dining area and further into a formal sitting room—creating a series of interconnected spaces, making this an ideal home for parties!

Upstairs, a bright and airy landing—enhanced by windows overlooking the rear garden—leads to generously proportioned bedrooms. The principal suite offers an elegant retreat, while the Jack and Jill en-suite, with its additional access from the landing, provides extra convenience for family living. A further shower room adds to the home's practical appeal.

The rear garden is a true extension of the home—thoughtfully planted with mature trees, shrubs, and seasonal blooms that create distinct zones for relaxation and entertaining. An expansive sandstone patio, hot tub, summer house, and a detached oversized single garage complete the impressive outdoor space.





## OWNERS COMMENTS

We would like to welcome you to Moleberry House, we have loved our time here, spending many hours in the garden during the summer. We have added many plants and trees to the garden since moving in. It is looking very established now and coming out in bloom, I love to sit and read in the sunroom, watching the wildlife we have in abundance in the garden.

The snug is perfect in the winter months to snuggle in front of the fire with a glass of wine, after a game of golf or a walk along the beach. It is the perfect balance here in easy reach of Whitstable and Canterbury, we have good public transport links if needed.

We have also got into cycling as there are many paths around to use. We feel in a community but also have peace and tranquillity here.





**Approx. Gross Internal Floor Area 2457 sq. ft / 228.42 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

# ABOUT THE AREA

Set along the prestigious Molehill Road, this home enjoys a prime position in one of Chestfield's most sought-after residential addresses. This favoured village is perfectly placed between Canterbury and Whitstable, offering an exceptional blend of countryside peace, coastal charm, and city connectivity.

Chestfield is renowned for its exclusive character homes, tree-lined lanes, and strong sense of community. The property is just a short stroll from the 18-hole Chestfield Golf Course, its welcoming clubhouse, and a 14th-century barn that houses a charming pub and restaurant—perfect for socialising or enjoying relaxed family meals.

Residents enjoy excellent transport links, making the area ideal for those balancing remote work with city life. Chestfield & Swalecliffe Station is just a 4-minute drive (1 mile) away, with direct trains to London Bridge in 82 minutes and St Pancras in 79 minutes. Canterbury Station is also within easy reach—just 13 minutes by car (5.4 miles)—offering a swift 55-minute service to London St Pancras. Regular bus routes, Chestfield Medical Centre, and a Sainsbury's supermarket are all nearby, providing everyday convenience without compromising the area's peaceful, village-like charm.

The coastal town of Whitstable, just three miles away, is famed for its seafood, boutique shopping, watersports, and vibrant cultural scene. Head the other way and you'll reach the historic city of Canterbury (approx. 5 miles), which offers a wealth of public and private schools, universities, theatres, restaurants, and high-end retail. It's a hub for education, culture, and leisure—just minutes from your front door.

Whether you're teeing off at the neighbouring golf course, strolling the beach at Tankerton just 1.5 miles away, or hopping on a train to London, Chestfield offers a lifestyle that really does provide the best of all worlds!





# ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

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# CONTACT US

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