









The Dormy House  
105 Chestfield Road  
Chestfield  
Whitstable  
Kent  
CT5 3LT

Whitstable 3 miles Canterbury 6 miles  
London (St Pancras 58 minutes)  
A299 Thanet Way (for M2) 1 mile  
Channel Tunnel 30 miles

A beautifully presented house in a magnificent position overlooking and with direct access to Chestfield Golf Club

- Vaulted Reception Hall, Cloakroom
- Drawing Room, Dining Room, Study
- Kitchen/breakfast Room; Utility Room; Boiler Room
- Principal Bedroom, Dressing Room & Bathroom Suite
- 3 further Bedrooms, Family Bathroom
- Annexe with Double Bedroom, Kitchen & Shower Room
- Heated Swimming Pool & Pool House
- Double Garage
- Superb Gardens & Grounds

About 1 Acre

Viewing by appointment only  
01227 469869  
Property Ref: AJBT/SP1426/02.17

### Situation

The Dormy House occupies a magnificent, private yet highly accessible situation immediately adjacent and overlooking Chestfield Golf Club and within walking distance of the Chestfield Barn, a popular Shepherd Neame pub/restaurant.

Chestfield also retains a large superstore, medical and dental centres, together with active cricket and rugby clubs.

The fashionable seaside town of Whitstable provides further local amenities, whilst the cathedral city of Canterbury offers all the educational, shopping, leisure and cultural facilities associated with a provincial city.

From Canterbury the Javelin High Speed train passes through Ashford to London's St Pancras, with a journey time of just 58 minutes, as well as providing Eurostar services to the Continent. From Chestfield there is a direct service to London's Victoria Station, the journey time being one hour and thirty-four minutes.

The property is also well placed for access onto the M2 motorway and, for further cross-Channel services, the port of Dover and the EuroTunnel Terminal at Cheriton are both within easy reach.

Sporting and recreational opportunities in the area include riding and walking along the extensive footpaths and bridle paths in the area, golf on a variety of local courses including Chestfield, Royal St George's, Prince's, Royal Cinque Ports and North Foreland, first class cricket in Canterbury and sailing, fishing and bathing along the nearby coast.

### Description

The Dormy House was built in the late 1920s by a local developer, George Reeves, who also commissioned two well-known professionals, James Braid – five times Open Champion – and Abe Mitchell to design Chestfield Golf Course, originally known as Shrub Hill. The course finally opened on 16th April 1924. Some of Abe Mitchell's clubs are still on display in the clubhouse.

Previous owners have included Jack Billmeir, a shipping magnate who bought both the Dormy House and golf club in 1938 and Tony Opie, producer of the famous cocktail cherries.

The Dormy House is approached from Chestfield Road via a gated entrance and gravelled drive, which leads up to and terminates in an extensive parking area in front of the double garage.

### Accommodation

This fine house, constructed in the traditional manner of brick with 'Tudor-style' timbered and painted elevations and double glazed windows under a tiled roof offers extensive, easily maintained accommodation, ideal for family living and entertaining.

On the ground floor steps lead under a timbered cochere to the front doors, which open to a double height hall, illuminated by large windows overlooking the front garden.

From the hall there is access to a cloakroom, an excellent study with French doors opening onto the swimming pool terrace and also the well-proportioned sitting room, which has direct access to the rear terrace. There are also double doors to the dining room, which in turn is also serviced by the superbly

fitted kitchen/breakfast room. Beyond the kitchen is a utility room with a door leading through to the annexe, which comprises a kitchen, bedsitting room and shower room.

From the hall a fine balustraded staircase rises to the first floor galleried landing off which there is a superb principal bedroom, dressing room and bathroom suite, together with three further bedrooms and a family bathroom.

On this floor there is potential to increase the accommodation, subject to planning consent, by utilizing two storage areas in the roof space, if required.

### Gardens & Grounds

The Dormy House is approached from Chestfield Road via a pair of timer gates set on brick pillars and a gravelled drive flanked by well tended herbaceous borders, terminating in an extensive parking area in front of the double garage.

This charming property is set well back from the road with an extensive lawned garden interspersed with a variety of mature plants and trees. A gate opens to the swimming pool area, which comprises a heated pool set within extensive paved terraces bounded by hedging. At one end is a pool house with party room, changing facilities and pump and filtration room, behind which is a garden machinery store. Beside the house is a further terrace with sitting area and direct access to the study.

From the sitting room and kitchen there is direct access to a further terrace with steps up to the rear lawn, again bounded by herbaceous plants and trees. A pedestrian gate gives direct access to the 18<sup>th</sup> green and putting green at Chestfield Golf Club. Grass paths then lead through a landscaped garden featuring a variety of specimen plants, feature boulders and a delightful enclosed croquet lawn, bounded by mature hedging.

The house is protected to the East by an area of woodland owned by Chestfield Golf Club.

### General Information

Services: Mains water, electricity, gas and drainage. Gas-fired central heating.  
Local Authority: Canterbury City Council, Council Offices, Military Road ,  
Canterbury , Kent CT1 1YW Tel: 01227 862 000  
Council Tax Band G (£2,651.01 for 2016/17)













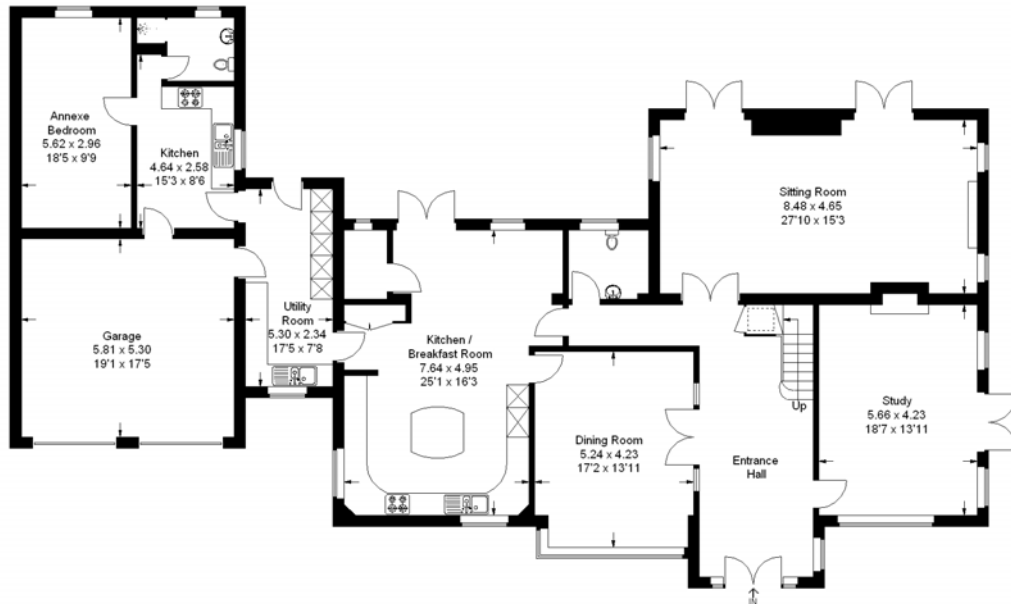




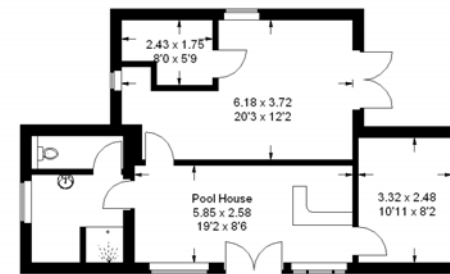
# The Dormy House, Chestfield, CT5 3LT

Approximate Gross Internal Area (Including Garage & Excluding Eaves Storage)

408.1 sq m / 4393 sq ft  
Pool House = 58.0 sq m / 624 sq ft  
Total = 466.1 sq m / 5017 sq ft



Ground Floor



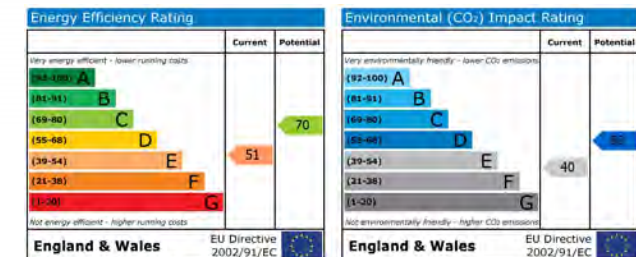
Pool House

(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID304485)



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