



Little Haven,  
Radfall Ride,  
Whitstable,  
Canterbury,  
Kent, CT5  
3EW

£1,500,000



WOODS  
ESTATE AGENTS



## THE PROPERTY

Nestled at the end of an exclusive private road in Whitstable, an extraordinary new 5-bedroom luxury home immersed in ancient woodland emerges. Little Haven is surrounded by the 1000-year-old West Blean and Thornden Woods, which harbour over fifty species of breeding birds and is a site of special scientific interest due to its abundance of wildlife. With the beaches of Herne Bay and Tankerton nearby, this house offers the best of coastal and rural living.

As you approach the property, a large sweeping driveway leads to an impressive structure, finished with beautiful cedar and slate detailing, that you cannot help but be in awe of.

Having been home to the previous residents for 45 years, their daughter and son-in-law saw the potential to create an idyllic family home that embraces sustainable, modern living and an active, social lifestyle. Acting as both a sanctuary and a hub for the entire family, this contemporary home offers ample space to work, entertain, relax, and unwind.

Designed and built with sustainability in mind, the sleek facade conceals solar panels that silently harvest the sun's energy for state-of-the-art smart water heating and mechanical ventilation with heat recovery system (MVHR). Both systems have been thoughtfully installed to efficiently keep the house at the perfect temperature all year round.

Stepping in through the front door, you are immediately welcomed by a vast, extravagant hallway benefitting from incredible floor-to-ceiling windows. A gallery landing provides the perfect opportunity for a stunning chandelier, impressing all guests immediately upon entering. Every step on the sleek Amtico flooring is met with the comforting warmth of underfloor heating, guiding you through this exceptional entrance. A cloakroom and downstairs WC have been conveniently positioned just off the hall, along with a formal lounge, home office and kitchen diner.

The open-plan kitchen dining room is punctuated by a lavish central island, housing crafted cabinetry, and is perfect for gathering family and friends. If you are a cooking enthusiast or a tech-savvy individual, you will be satisfyingly impressed with the kitchen appliances, including a Neff oven, combi oven, wine cooler, dishwasher, Bora induction hob and Quooker tap. Finished with beautiful marble quartz worktops and modern, minimalistic doors, the space oozes luxury and opulence, setting the stage for unforgettable evenings with loved ones.





The room flows effortlessly into a sociable dining area and cosy family retreat where the impressive media wall can be enjoyed, and children can play within a safe distance from the kitchen. As the seasons shift, embrace the warmth of spring and the golden glow of summer cascading through contemporary sliding doors, blurring the boundaries between inside and out. Welcome to a sanctuary of modern luxury, where every moment is infused with effortless sophistication.

A convenient pantry, brimming with storage solutions, leads into a functional utility room, complete with a washing machine and tumble dryer. With a handy side door and entrance to the garage, both areas are easily accessible to aid a busy family lifestyle.

A separate lounge is the ideal retreat from a long and busy day. It is a cosy space with luxurious finishes that provide an impeccable, relaxing atmosphere, perfect for unwinding after a hectic day.

Working from home can be undertaken in an exclusive and stimulating space. The home office is thoughtfully encapsulated by acoustic plasterboard, allowing you to take phone and video calls in complete privacy, without any unwanted noises in the background.





Moving upstairs, you will find a master suite that commands envy, overlooking the immaculate garden and surrounding woodland. A soaring, vaulted ceiling provokes a sense of grandeur alongside French doors finished with a glass balustrade, flooding the room with natural light. A spacious walk-in wardrobe offers ample room to showcase and organise your wardrobe essentials, with plenty of space to spare. Adjacent, lies a luxurious bathroom featuring a walk-in shower, creating a private sanctuary.

Entering the second bedroom at the front of the house, guests can enjoy their own ensuite, cleverly designed with a space-saving pocket door.

The remaining bedrooms comfortably accommodate double beds, and all the rear rooms benefit from serene garden views. The front bedrooms are equally bright and airy with unconventional apex windows, adding a touch of architectural flair to the home's aesthetic.

A beautifully appointed family bathroom, including a bath and shower, is completed with elegant tiling.

## THE GARDEN

Outside, you are greeted by an expansive garden that unfolds before you when exiting the house.

The deliberately designed garden features lush lawns with an enviable patio and seating area, providing an idyllic spot for al fresco dining. At the rear of the garden stands a magnificent cabin nestled beneath the canopy of ancient trees. The cabin, cloaked in timber cladding and adorned with attractive lighting, harmonizes seamlessly with the natural surroundings, offering versatile additional space.

Inside, spaciousness awaits, offering endless possibilities. Transform it into a private gym, an opulent entertainment hub, or a tranquil escape. Fully equipped with electricity, internet, water, and drainage, the cabin's potential knows no bounds.

Large windows frame picturesque views of the property, inviting the beauty of the natural setting to permeate every corner of the cabin. Whether indulging in a workout session, hosting gatherings with friends and family, or simply unwinding in solitude, this retreat provides the perfect sanctuary for rejuvenation and enjoyment.





## SUSTAINABILITY

Meticulously designed with sustainability at its core, this property is the epitome of eco-friendly living. Anticipating an impressive A EPC rating, numerous sustainable elements bolster energy efficiency and elevate the comfort of your home.

Embrace a greener ethos with integrated solar panels, channelling clean, renewable energy throughout the whole house. Complementing this is a sophisticated MVHR system, ensuring pristine air quality throughout.

Superior insulation and airtight construction maximise energy retention and prevent energy wastage. Along with high-performance windows, cutting-edge technology is employed to minimise heat loss, allowing you to save on your all-important energy bills.

An intelligent hot water system cleverly conserves energy, alongside underfloor heating throughout the ground floor, enabling your home to stay at the perfect temperature all year round.

Fusing luxury with efficiency, this home offers an eco-friendly lifestyle amidst an idyllic setting.





## THE AMENITIES

Unsurprisingly, this magnificent architectural creation offers an abundance of convenient functions to aid a busy family lifestyle. With full-fibre broadband to the property and CAT 6 cabling, you're able to receive a good internet connection throughout the house and the outside cabin. In addition, mobile coverage is good for both voice and data (Ofcom).

The property has mains supply water, drainage, gas and electricity. It benefits from smart features, such as a Mixergy heating system which analyses heating usage and predicts heating requirements. This makes it an extremely efficient system saving unnecessary heating costs and all controlled via a functional app.

## THE LOCATION

Little Haven has a highly desirable location, situated within a beautiful ancient woodland, but still approximately a 10-minute car journey away from Whitstable and its original harbour, where you can buy fresh fish and world-renowned Whitstable oysters. Whitstable town itself is a hub of activity and offers many independent shops, bars, and exceptional restaurants. The mainline station provides access to London St Pancras, arriving at the city within approximately 1 hour and 17 minutes.

The nearby village of Chestfield is 1 mile away and offers many local amenities including a medical centre, park, play area, 17<sup>th</sup> century converted barn restaurant and an esteemed golf club and cricket ground. There are several highly regarded schools nearby including both public and private. Not to mention, the historic city of Canterbury is just over 5 miles away with cathedral, theatre, high street stores and plenty of bars & restaurants.

## THE DEVELOPERS

Brytr Homes and Bisc Berry Homes have collaborated on this project with the shared aim of creating an exceptional living space that enhances the quality of life for the prospective homeowner. Passionate about creating beautiful, sustainable and aesthetically pleasing homes, every detail has been thoughtfully considered. Using the highest quality of materials and superior, luxurious touches, all homes are completed to an exceptional standard. Incorporating environmentally, sustainable methods and efficient technologies throughout the home, has been at the forefront when designing and building this magnificent property.



BRYTR PROPERTIES



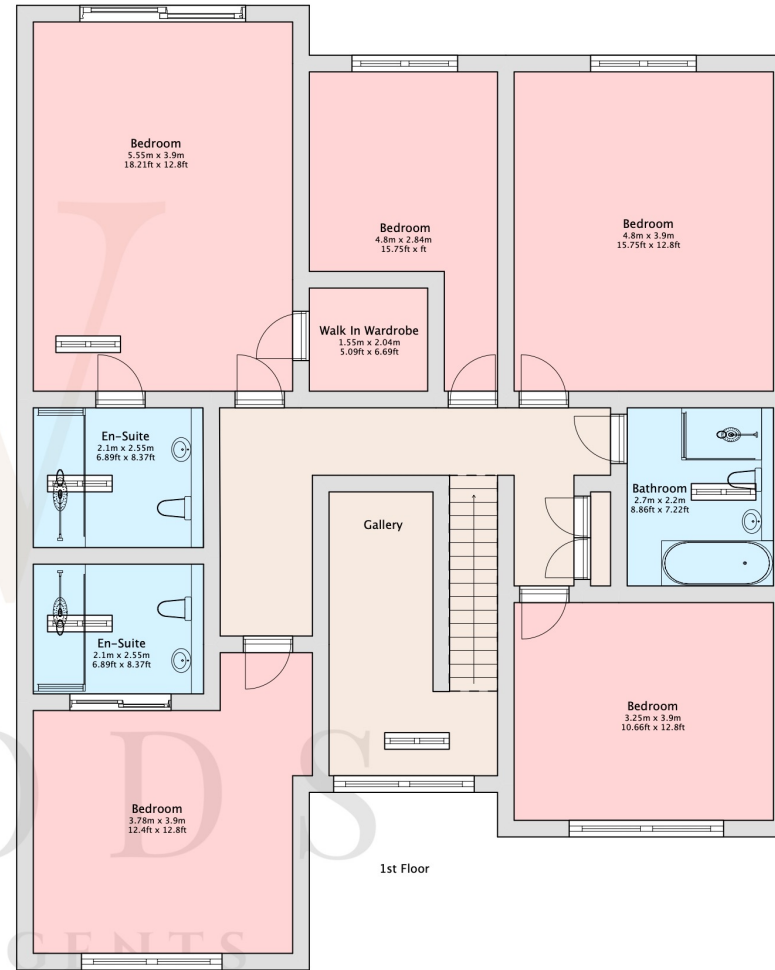
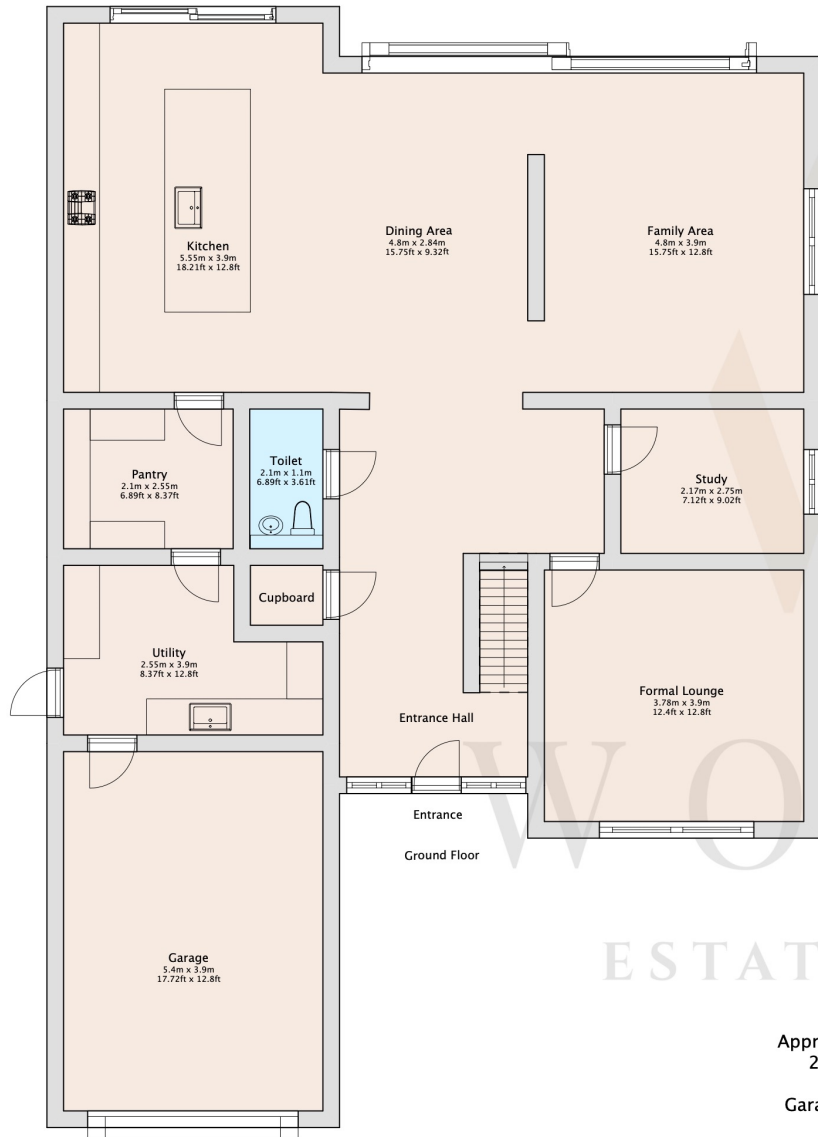


## Need to know...

- Contemporary design and finished to an impeccable standard
- Ultra sustainable home with solar panels, mechanical ventilation with heat recovery system, underfloor heating, smart water heating system
- Anticipated EPC A
- 5 luxurious double bedrooms
- Bespoke open-plan kitchen diner with a central island
- Outside cabin perfect for a home gym or cinema with lighting and internet connection
- Situated on a private road
- Surrounded by ancient woodland & within close proximity to the coast
- Luxurious master suite with walk-in wardrobe & ensuite
- Large sweeping driveway and garage
- Council tax band TBC







WOODS ESTATE AGENTS

Little Haven  
 Approximate total internal area:  
 233.32m<sup>2</sup> (2511.44sqft)

Garage: 21.06m<sup>2</sup> (226.69sqft)

Measurements taken from plans actual measurements may vary.  
 Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



Interested?

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