



CHRISTOPHER HODGSON

Whitstable

High Trees, Royal Avenue, Whitstable, Kent, CT5 3DP

Freehold

High Trees is ideally situated in a peaceful and secluded woodland setting on the outskirts of Whitstable and is conveniently positioned within close proximity of Canterbury (5 miles).

This substantial family home was newly built in 2018 and provides exceptionally spacious accommodation totalling approximately 4027 sq ft (374 sq m), and is arranged to provide an entrance hall with staircase rising to a galleried landing, a drawing room, sitting room, a contemporary kitchen/dining room with bi-folding doors opening to the garden, a utility room and cloakroom.

To the first floor there are four double bedrooms and four bathrooms, including three en-suite shower rooms and a family bathroom. The property has been built to a high standard of finish and specification throughout, to include underfloor heating, air conditioning, an integrated sound system and a smart lighting control system.

The gardens provide the perfect setting in which to relax or entertain and incorporate a large stone terrace and generous lawn. To the front of the property a shingled driveway provides ample parking and access to a double garage.

A detached annexe provides ancillary accommodation and comprises an open-plan living room with bi-folding doors opening to a private garden, two double bedrooms with en-suite shower rooms, and a cloakroom. Remainder of 10 year warranty provided by Build-Zone.

Location

Royal Avenue is a desirable location on the outskirts of Whitstable and is well served by both Whitstable and Canterbury. The seaside town of Whitstable (1.9 miles) is renowned for its watersports facilities and well regarded restaurants. The Cathedral city of Canterbury (5.1 miles) 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.

Fast and frequent rail services to London can be accessed from both Canterbury and Whitstable: from Canterbury West Station – St Pancras (56 minutes) / Charing Cross (92 minutes) from Whitstable Station – St Pancras (73 minutes) / Victoria (80 minutes). 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

- Entrance Hall 21'4" x 12'6" (6.50m x 3.81m)
- Sitting Room 19'11" x 18'9" (6.07m x 5.72m)
- Drawing Room 17'10" x 15'8" (5.46m x 4.80m)
- Kitchen/Dining Room 29'2" x 16'1" (8.90m x 4.90m)

- Utility Room 7'6" x 6'2" (2.29m x 1.89m)

- Cloakroom 5'7" x 2'10" (1.70m x 0.86m)

FIRST FLOOR

- Bedroom 1 18'10" x 17'10" (5.74m x 5.44m)
- En-Suite Shower Room 9'11" 4'9" (3.02m 1.45m)
- Bedroom 2 11'4" x 9'7" (3.45m x 2.92m)

- En-Suite Shower Room 7'2" x 5'4" (2.18m x 1.63m)

- Bedroom 3 11'11" x 10'1" (3.63m x 3.07m)

- En-Suite Shower Room 6'3" x 4'11" (1.91m x 1.50m)

- Bedroom 4 16'1" x 8'8" (4.91m x 2.64m)

- Bathroom 13'3" x 12'9" (4.04m x 3.89m)

ANNEXE GROUND FLOOR

- Living Room 21'6" x 19'0" (6.55m x 5.78m)

- Cloakroom 4'4" x 2'4" (1.32m x 0.71m)

ANNEXE FIRST FLOOR

- Bedroom 1 17'10" x 14'4" (5.44m x 4.37m)

- En-Suite Shower Room 6'8" x 3'8" (2.03m x 1.12m)

- Bedroom 2 16'4" x 14'4" (4.98m x 4.37m)

- En-Suite Shower Room 6'1" x 3'8" (1.85m x 1.12m)

OUTSIDE

- Gardens





• Double Garage 19' x 16'4" (5.79m x 4.98m)

Video Tour

Please view the video tour for this property, and contact us to discuss arranging a viewing.

Specification

Kitchen:

Integrated appliances consisting of:-

Fridge/freezer

Double oven

Induction hob

Extractor unit

Dishwasher

Wine cooler

Central island with breakfast table

Bathrooms:

Quality sanitary ware

WC's

Extractor fans

Heated towel rails

Tiled flooring

General:

Underfloor heating throughout (zone controlled)

Bowers & Wilkins in-ceiling speakers multi-room audio system

Lutron HomeWorks QS lighting control system

Air Source Heat Pump

Solid wood internal doors

LVT Herringbone Flooring (Annexe only)

Security alarm

Smoke alarm

Cat 5 cabling throughout

External:

Natural stone terraces

Rendered elevations (Main House)

Electronically operated roller door to garage

Shingled driveways

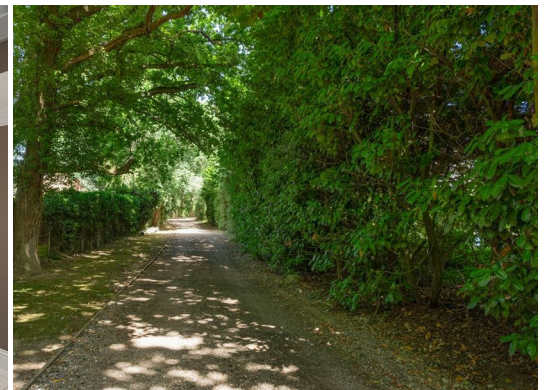
Warranty

Remainder of 10 Year insurance backed structural warranty provided by Build-Zone which commenced in 2018.

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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		82	89
(69-80) C			
(55-68) D			
(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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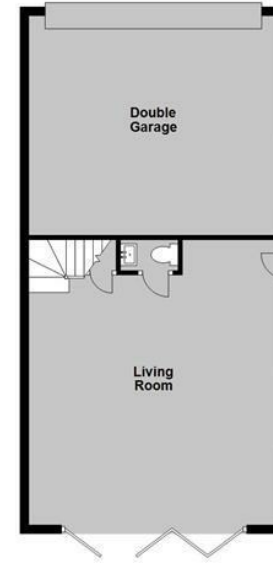
Ground Floor
Approx. 129.8 sq. metres (1397.0 sq. feet)



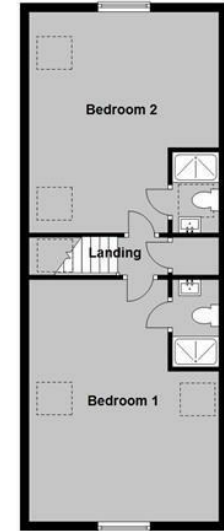
First Floor
Approx. 120.5 sq. metres (1301.1 sq. feet)



Annexe Ground Floor
Approx. 67.3 sq. metres (724.0 sq. feet)



Annexe First Floor
Approx. 50.7 sq. metres (546.0 sq. feet)



Total area: approx. 374.2 sq. metres (4028.1 sq. feet)





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