

CHRISTOPHER HODGSON



Chestfield, Whitstable

£599,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Chestfield, Whitstable

14 The Russets, Chestfield, Whitstable, Kent, CT5 3QG

A spacious detached family home situated in a desirable location within this highly regarded village, ideally positioned for access to Whitstable (2.5 miles) and Canterbury (6 miles). The property lies within close proximity of supermarkets, bus routes, Chestfield and Swalecliffe railway station, and is walking distance from the seafront.

The generously proportioned accommodation is arranged

on the ground floor to provide an entrance porch, entrance hall, sitting room, dining room, kitchen, conservatory, utility room and cloakroom. The first floor comprises four bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The delightful rear garden extends to 56ft (17m) incorporating both decked and paved terraces. A double garage and driveway provide off street parking for a number of vehicles. No onward chain.



LOCATION

The Russets is a desirable location in the heart of the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsbury's Supermarket and a bus route are also easily accessible. The property is within walking distance of the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Chestfield is situated between the seaside town of Whitstable (approximately 2.6 miles distant), renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (approximately 6 miles distant) which 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. 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 Porch 5'9" x 3'11" (1.75m x 1.19m)
- Entrance Hall 7'5" x 6'5" (2.26m x 1.96m)
- Cloakroom 5'9" x 3'2" (1.75m x 0.97m)

- Sitting Room 21'9" x 11'10" (6.63m x 3.61m)
- Dining Room 12'6" x 9'10" (3.81m x 3.00m)
- Kitchen 10'6" x 8'10" (3.20m x 2.69m)
- Utility Room 6'9" x 6'8" (2.06m x 2.03m)
- Conservatory 15'7" x 11'10" (4.75m x 3.61m)

FIRST FLOOR

- Bedroom 1 14'2" x 12' (4.32m x 3.66m)
- En-Suite Shower Room 7'1" x 5'6" (2.16m x 1.68m)
- Bedroom 2 11'3" x 10'2" (3.43m x 3.10m)
- Bedroom 3 12' x 7'4" (3.66m x 2.24m)
- Bedroom 4 11'4" x 8'1" (3.45m x 2.46m)
- Bathroom 7'1" x 5'11" (2.16m x 1.80m)

OUTSIDE

- Double Garage 18'2" x 16'11" (5.54m x 5.16m)
- Garden 56' x 48' (17.07m x 14.63m)

VIDEO TOUR

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

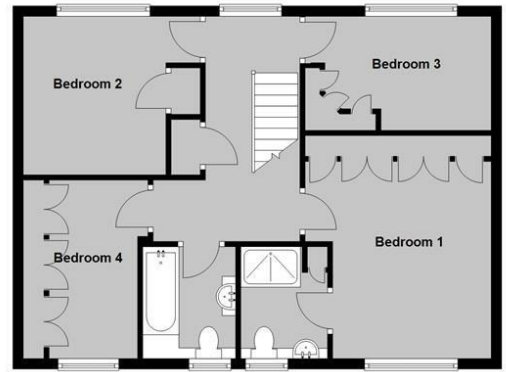




Ground Floor
Approx. 105.8 sq. metres (1138.5 sq. feet)



First Floor
Approx. 59.7 sq. metres (643.1 sq. feet)



Total area: approx. 165.5 sq. metres (1781.6 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2023/2024 is £3,029.87

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Energy Efficiency Rating	
Energy Efficiency	Environmental Impact
Band A	Band A
Band B	Band B
Band C	Band C
Band D	Band D
Band E	Band E
Band F	Band F
Band G	Band G

Energy Efficiency Rating: 81
Environmental Impact: 51
England & Wales
EU 2018/2002
2020/21/EC

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