

CHRISTOPHER HODGSON



**Chestfield, Whitstable**

**£699,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING





# Chestfield, Whitstable

## *12 Kendal Meadow, Chestfield, Whitstable, Kent, CT5 3PZ*

A spacious modern family home forming part of a select development within this highly regarded village, ideally positioned for access to Whitstable (2.5 miles) and Canterbury (6.3 miles). The property lies within close proximity of supermarkets, bus routes, Chestfield & Swalecliffe railway station, and is within walking distance of the seafront.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a sitting room with bay window overlooking the garden, a dining room, kitchen/breakfast room, conservatory, utility room, and a cloakroom. To the first floor there are five bedrooms and three bathrooms (two en-suite).

There is considerable potential to further enhance the living accommodation, and planning permission has been granted under reference CA/22/00986 for a single storey extension to the rear elevation, to replace the existing conservatory.

The rear garden enjoys a Westerly aspect and extends to 45ft (13m), incorporating a stone terrace and lawned area, ideal for outside entertaining. An integral double garage and driveway provide off street parking for a number of vehicles.



### LOCATION

Kendal Meadow is a desirable location in 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, Sainsburys Supermarket and a bus route are also easily accessible. The property is 0.6 of a mile distant from 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, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (6.5 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 4'3" x 4'3" (1.30m x 1.30m)
- Entrance Hall 17'5" x 4'3" (5.31m x 1.30m)
- Sitting Room 18'8" x 13'1" (5.69m x 3.99m)
- Dining Room 13'8" x 9'3" (4.17m x 2.82m)
- Kitchen 20'4" x 9'11" (6.20m x 3.02m)
- Cloakroom 5'2" x 2'11" (1.57m x 0.89m)
- Conservatory 12'2" x 11'5" (3.71m x 3.48m)



#### FIRST FLOOR

- Bedroom 1 13'8" x 10'3" (4.17m x 3.12m)
- En-Suite Shower Room 7'3" x 4'7" (2.21m x 1.40m)
- Bedroom 2 13'4" x 10' (4.06m x 3.05m)
- En-Suite Shower Room 6'8" x 5'7" (2.03m x 1.70m)
- Bedroom 3 13'5" x 9'1" (4.09m x 2.77m)
- Bedroom 4 13'7" x 7'4" (4.14m x 2.24m)
- Bedroom 5/ Study 10'3" x 7'5" (3.12m x 2.26m)
- Bathroom 8'10" x 6'7" (2.69m x 2.01m)

#### OUTSIDE

- Double Garage 18'2" x 17'10" (5.54m x 5.44m)
- Garden 45' x 41' (13.72m x 12.50m)

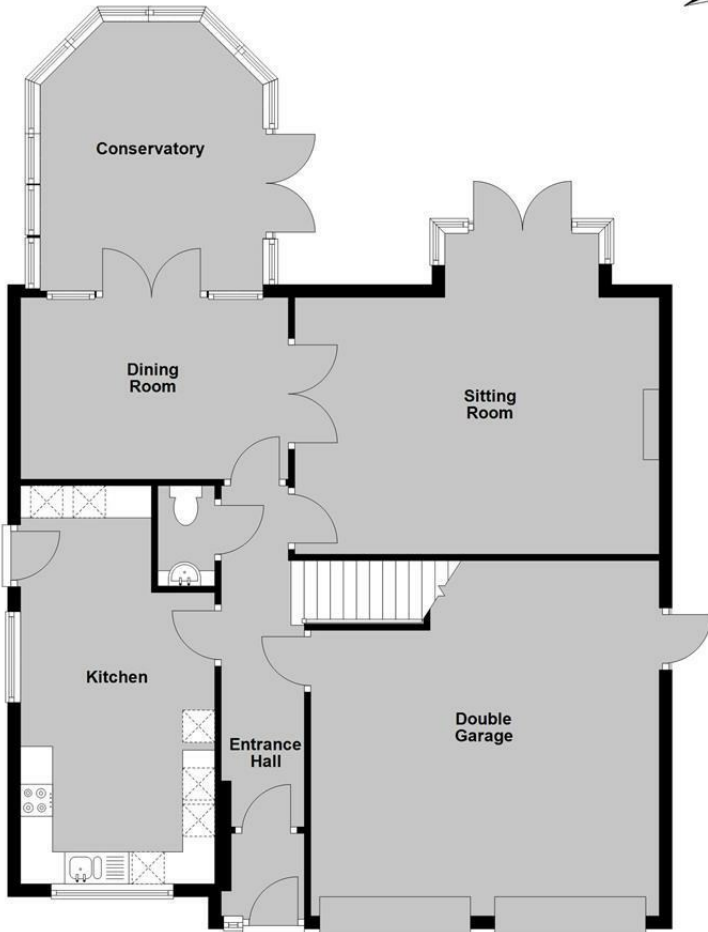
#### Maintenance Charge

We have been advised that the Maintenance Charge for 1st April 2024 to 31st March 2025 is £240.00 per annum (subject to confirmation from the vendor's solicitor).

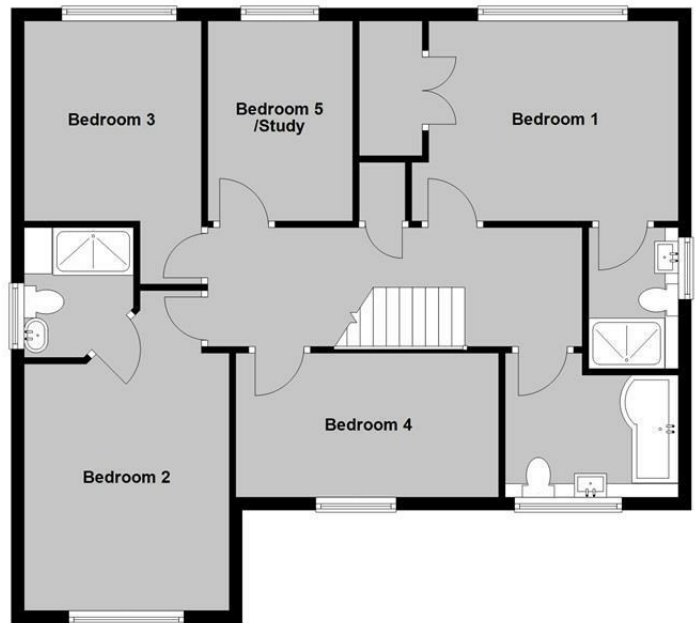
#### PLANNING PERMISSION

Planning permission has been granted under reference CA/22/00986 for a single-storey rear extension following demolition of the existing conservatory. Plans are available on request.

**Ground Floor**  
Main area: approx. 82.1 sq. metres (884.2 sq. feet)  
Plus garages, approx. 28.3 sq. metres (304.5 sq. feet)



**First Floor**  
Approx. 83.7 sq. metres (900.8 sq. feet)



Main area: Approx. 165.8 sq. metres (1785.0 sq. feet)  
Plus garages, approx. 28.3 sq. metres (304.5 sq. feet)

**Council Tax Band F. The amount payable under tax band F for the year 2022/2023 is £3,029.87**

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Energy Efficiency Rating		Current	Target
100 kWh/m <sup>2</sup> or less	A		
71-100 kWh/m <sup>2</sup>	B		
55-70 kWh/m <sup>2</sup>	C		
41-54 kWh/m <sup>2</sup>	D		
27-40 kWh/m <sup>2</sup>	E		
13-26 kWh/m <sup>2</sup>	F		
1-12 kWh/m <sup>2</sup>	G		

Energy Efficiency Rating: **B** (Current), **C** (Target)

England & Wales

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