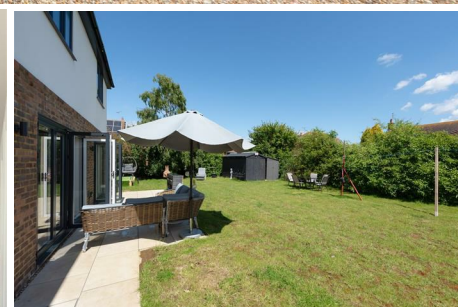


CHRISTOPHER HODGSON



Chestfield, Whitstable

£825,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Chestfield, Whitstable

Mayfield The Leas, Chestfield, Whitstable, Kent, CT5 3NP

An exceptional family home situated at the end of a sought after private no-through road, ideally positioned for access to Canterbury (5.6 miles) and Whitstable (2.4 miles) and within close proximity of Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, Chestfield medical centre and Chestfield and Swalecliffe station (0.6 miles).

This property was newly built in 2023 with over 2000 sq ft (187 sq m) of spacious and luxuriously appointed living accommodation. The ground floor comprises an entrance hall, a generous sitting room opening to a contemporary kitchen/dining room with bi-folding doors opening to the

garden, a family room which is currently used as gym, a utility room and a cloakroom. To the first floor there are four double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom, and the second floor is occupied by a further double bedroom.

The rear garden extends to 66ft (20m) is predominantly laid to lawn and incorporates a paved terrace which is ideal for outside entertaining. A shingle driveway to the front of the house provides off street parking for a number of vehicles. No onward chain.



LOCATION

The Leas is a desirable private road 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, 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, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (approximately 5.6 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 Hall 12'11" x 12'7" (3.95m x 3.84m)
- Sitting Room 19'6" x 11'0" (5.95m x 3.36m)
- Family Room 11'3" x 10'3" (3.42m x 3.13m)
- Dining Area 12'10" x 11'2" (3.93m x 3.42m)
- Kitchen 11'3" x 10'8" (3.42m x 3.25m)
- Utility Room 10'11" x 4'11" (3.34m x 1.52m)
- Cloakroom 7'5" x 3'9" (2.28m x 1.15m)



FIRST FLOOR

- Bedroom 1 15'2" x 14'7" (4.63m x 4.44m)
- En-Suite Shower Room 15'2" x 14'6" (4.63m x 4.44m)
- Bedroom 4 11'10" x 11'0" (3.60m x 3.35m)
Window to front, door to:
- Bedroom 3 14'6" x 11'4" (4.44m x 3.46m)
- Bedroom 5 8'2" x 7'4" (2.50m x 2.25m)
- Bathroom 8'10" x 7'4" (2.70m x 2.25m)

SECOND FLOOR

- Bedroom 2 35'1" x 11'4" (10.70m x 3.47m)

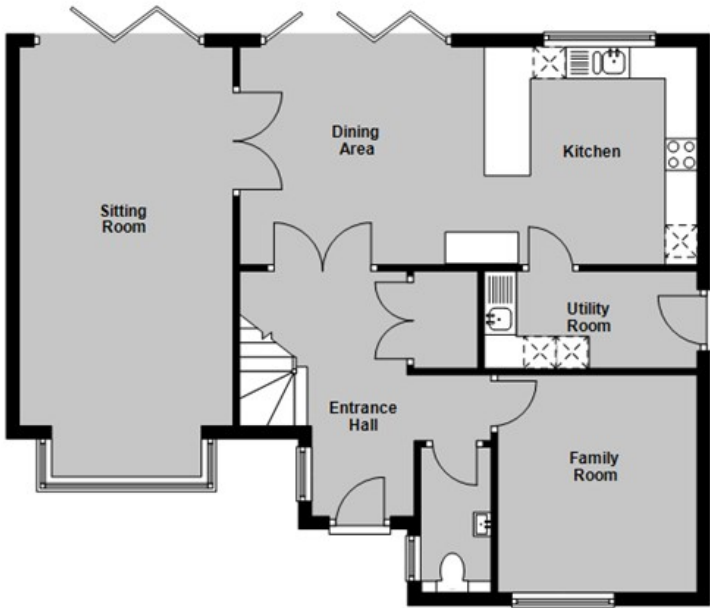
OUTSIDE

- Garden 66'9" x 47" (20.35m x 14.33m)



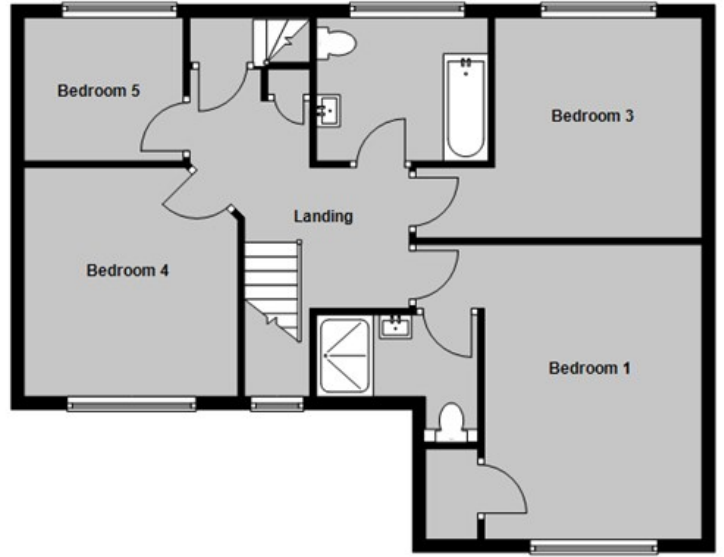
Ground Floor

Approx. 77.7 sq. metres (836.5 sq. feet)



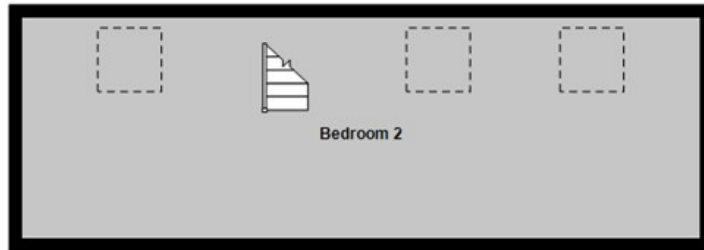
First Floor

Approx. 72.8 sq. metres (783.5 sq. feet)



Second Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



Total area: approx. 187.6 sq. metres (2019.2 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2024/2025 is £3,173.11

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Energy Efficiency Rating		Current	Target
Very Energy Efficient	A+		83
Very Energy Efficient	A	86	
Energy Efficient	B		
Decent	C		
Needs Improvement	D		
Needs Improvement	E		
Needs Improvement	F		
Needs Improvement	G		

England & Wales
EPC Director
2023/01/02

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