



CHRISTOPHER HODGSON

# Chestfield, Whitstable

## *The Chase, 81 Chestfield Road, Chestfield, Whitstable, Kent, CT5 3JH*

Freehold

Standing on a generous plot in excess of half an acre, and with an impressive frontage to Chestfield Road, this substantial detached house is ideally situated in a prime position within this highly regarded village, in close proximity to Whitstable (3 miles) and Canterbury (5.5 miles).

'The Chase' is an exceptional family home and has been extensively remodelled and finished to a high standard throughout by the current owners. The thoughtfully designed interior offers well proportioned and beautifully presented accommodation extending to 2751 sq ft (255 sq m) arranged to provide an entrance hall, drawing room with inglenook fireplace, sitting room, an impressive open-plan kitchen/dining room with bi-folding doors opening to the garden, a dining room, study, utility room and a shower room.

To the first floor there are four double bedrooms and two luxuriously fitted bathrooms, including the principal bedroom suite which benefits from a large dressing room and a bathroom with walk-in shower and freestanding bath tub. To the second floor there are two useful attic rooms.

The private and secluded gardens are a particularly attractive feature of the property, and incorporate a Koi pond, a natural stone terrace which is ideal for entertaining, and a timber gazebo with a slate roof. A shingled driveway to the front of the property provides a generous area of off street parking and access to a detached double garage and a separate single garage.

### LOCATION

Chestfield Road enjoys a desirable location within this favoured village which is situated between Canterbury and Whitstable. The village is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London (Victoria & Cannon St approximately 1hr 20mins), Chestfield Medical Centre, Sainsburys Supermarket and a bus route connecting the local areas. The house is just a short stroll from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Whitstable town centre is approximately 2.5 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 5 miles distant) 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, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Hall 10'10" x 6'2" (3.30m x 1.88m)
- Drawing Room 17'2" x 14'4" (5.23m x 4.37m)
- Sitting Room 19'3" x 12' (5.87m x 3.66m)
- Kitchen/Breakfast Room 25'10" x 15'3" (7.87m x 4.65m)
- Utility Room 7'7" x 6' (2.31m x 1.83m)
- Dining Room 11'11" x 10'10" (3.63m x 3.30m)
- Study 10'9" x 9' (3.28m x 2.74m)
- Shower Room 7'9" x 7'0" (2.36m x 2.13m)

#### FIRST FLOOR

- Bedroom 1 18'7" x 12' (5.66m x 3.66m)
- Dressing Room 11'10" x 9'6" (3.61m x 2.90m)

- En-Suite Bathroom 12' x 7'7" (3.66m x 2.31m)
- Bedroom 2 12'8" x 11'11" (3.86m x 3.63m)
- Bedroom 3 12'5" x 10'11" (3.78m x 3.33m)
- Bedroom 4 12'4" x 7'1" (3.76m x 2.16m)
- Bathroom 9'4" x 6' (2.84m x 1.83m)

#### SECOND FLOOR

- Attic Room 12'6" x 10'10" (3.81m x 3.30m)
- Attic Room 13'7" x 10'10" (4.14m x 3.30m)

#### OUTSIDE

- Double Garage 19'8" x 19'2" (5.99m x 5.84m)
- Garage 16'5" x 9'10" (5.00m x 3.00m)
- Gardens

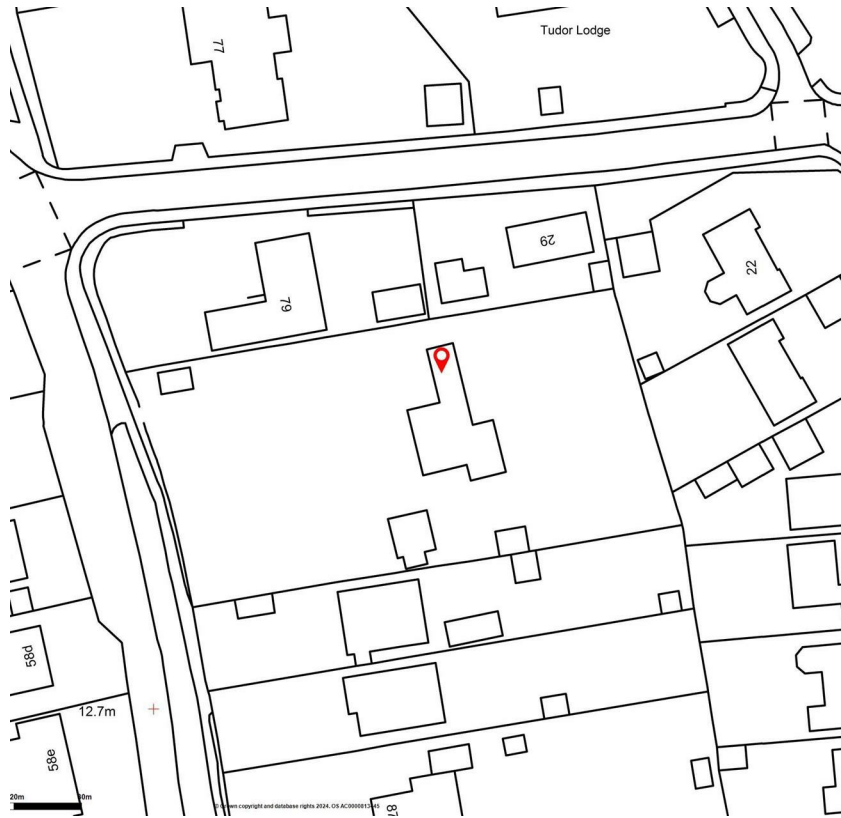
#### VIDEO TOUR

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









**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Ground Floor

Main area: approx. 129.1 sq. metres (1360.1 sq. feet)  
Plus garage: approx. 50.0 sq. metres (536.6 sq. feet)



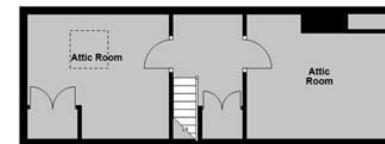
### First Floor

Approx. 93.5 sq. metres (1005.2 sq. feet)



### Second Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



Main area: Approx. 255.6 sq. metres (2751.7 sq. feet)  
Plus garages: approx. 50.0 sq. metres (536.6 sq. feet)





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