

CHRISTOPHER HODGSON



**Chestfield, Whitstable**

**£495,000** Freehold



# Chestfield, Whitstable

*4 Laxton Way, Chestfield, Whitstable, Kent, CT5 3JN*

An extended detached bungalow situated in a peaceful location within close proximity to Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, Chestfield medical centre and Chestfield and Swalecliffe station (0.7 miles distant). The property is ideally positioned for access to both Whitstable and Canterbury.

The generously proportioned accommodation is arranged to provide an entrance porch, a spacious sitting room,

kitchen/dining room, three double bedrooms, a shower room and a separate cloakroom.

Outside, rear garden has been designed for ease of maintenance and incorporates a garden studio. A detached garage and a block paved driveway provide off street parking for a number of vehicles. No onward chain.



## LOCATION

Laxton Way enjoys a convenient position located just off Chestfield Road 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 2.8 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:

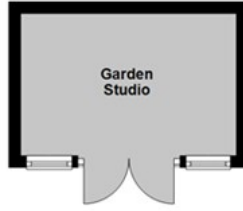
## GROUND FLOOR

- Entrance Hall 6'7 x 3'8 (2.01m x 1.12m)
- Sitting Room 19'3" x 11'11" (5.88m x 3.64m)
- Dining Room 11'2" x 7'9" (3.40m x 2.36m )
- Kitchen 15'3" x 14'6" (4.65m x 4.42m )
- Bedroom 1 13'4" x 12'0" (4.06m x 3.65m)
- Bedroom 2 13'0" x 12'0" (3.95m x 3.67m)
- Bedroom 3 12'8" x 9'9" (3.86m x 2.97m )
- Shower Room 7'9 x 5'11 (2.36m x 1.80m)
- Cloakroom 8'3 x 3'2 (2.51m x 0.97m)

## OUTSIDE

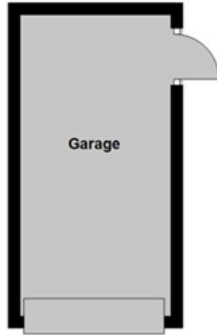
- Garden 47' x 40' (14.33m x 12.19m)
- Garden Studio 12 x 7'10 (3.66m x 2.39m)
- Garage 16'9 x 8'4 (5.11m x 2.54m)





**Ground Floor**

Main area: approx. 109.3 sq. metres (1176.3 sq. feet)  
Plus garages, approx. 13.0 sq. metres (139.8 sq. feet)  
Plus outbuildings, approx. 8.8 sq. metres (94.2 sq. feet)



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**Council Tax Band E. The amount payable under tax band E for the year 2024/2025 is £2684.94.**

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| Energy Efficiency Rating  |                           | Current | Target |
|---------------------------|---------------------------|---------|--------|
| Very Energy Efficient (A) | Very Energy Efficient (A) |         |        |
| Energy Efficient (B)      | Energy Efficient (B)      |         |        |
| Decent (C)                | Decent (C)                |         |        |
| Needs Improvement (D)     | Needs Improvement (D)     |         |        |
| Poor (E)                  | Poor (E)                  |         |        |
| Very Poor (F)             | Very Poor (F)             |         |        |
| Very Poor (G)             | Very Poor (G)             |         |        |

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

England & Wales

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

