



CHRISTOPHER HODGSON

Chestfield, Whitstable

1 Longtye Drive, Chestfield, Whitstable, Kent, CT5 3NG

Freehold

An exceptionally spacious detached house with self-contained annexe, occupying a generous plot within this favoured village. The property is within close proximity of Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, a medical centre and mainline station. Chestfield is ideally positioned for access to Canterbury (5.5 miles) and Whitstable (3 miles).

This substantial family home totals approximately 3199 sq ft (297 sq m) of versatile accommodation, with the main house arranged on the ground floor to provide an entrance hall, three reception rooms, a kitchen, utility room and a cloakroom. The first floor comprises six double bedrooms, four bathrooms (three en-suite) a study and two dressing rooms. To the second floor there is a music room / study which would suit a

variety of uses. The ground floor annexe accommodation includes a reception room, smartly fitted kitchen, two bedrooms and a bathroom. There is considerable scope for the incoming purchaser to remodel the existing accommodation to suit their own tastes and requirements (subject to all necessary consents and approvals being obtained).

The generous gardens surround the property on three sides and are currently arranged to provide the annexe with it's own private garden area. Two separate driveways provide ample off road parking. No onward chain

<p>LOCATION</p> <p>Longtye Drive is a much sought after 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 (approximately 80 mins) and high speed links to London St Pancras (approximately 73 mins). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property is just a short stroll from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant.</p> <p>Whitstable town centre is approximately 3 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.</p>	<p>ACCOMMODATION</p> <p>The accommodation and approximate measurements are:</p> <p>GROUND FLOOR</p> <ul style="list-style-type: none">• Entrance Hall• Sitting Room 19'9" x 11'10" (6.03m x 3.61m)• Drawing Room 19'9" x 12'7" (6.03m x 3.83m)• Dining Room 15'7" x 8'3" (4.75m x 2.51m)• Kitchen 13'3" x 8'0" (4.03m x 2.45m)• Utility Room 8'0" x 3'11" (2.44m x 1.19m)• Cloakroom <p>FIRST FLOOR</p> <ul style="list-style-type: none">• Principal Bedroom 13'9" x 11'7" (4.19m x 3.53m)• Dressing Room• En-Suite Bathroom• Bedroom 2 15'5" x 12'10" (4.70m x 3.91m)• En-Suite Bathroom	<ul style="list-style-type: none">• Bedroom 3 13'11" x 11'9" (4.24m x 3.58m)• En-Suite Bathroom• Bedroom 4 10'0" x 9'8" (3.05m x 2.95m)• Bedroom 5 11'10" x 8'8" (3.61m x 2.64m)• Bedroom 6 10'10" x 8'10" (3.31m x 2.70m)• Study 6'7" x 5'4" (2.01m x 1.63m)• Family Bathroom• Dressing Room 10'8" x 7'8" (3.25m x 2.34m) <p>SECOND FLOOR</p> <ul style="list-style-type: none">• Music Room / Study 13'8" x 12'8" (4.17m x 3.86m) <p>ANNEXE</p> <ul style="list-style-type: none">• Entrance Hall• Sitting/Dining Room 17'7" x 11'10" (5.36m x 3.61m)• Kitchen 14'1" x 9'7" (4.29m x 2.92m)• Bedroom 1 13'8" x 8'0" (4.16m x 2.45m)• Bedroom 2 7'11" x 8'8" (2.41m x 2.64m)	<ul style="list-style-type: none">• Bathroom <p>OUTSIDE</p> <ul style="list-style-type: none">• Gardens <p>PLANNING APPROVAL</p> <p>This property also benefits from planning approval under reference CA/24/00073 (granted March 2024) for the demolition of the existing link extension to create two detached dwellings with associated parking and garden areas. Further information can be found at pa.canterbury.gov.uk</p>
--	--	--	---



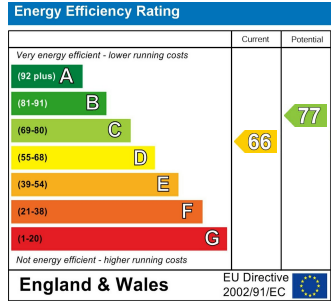






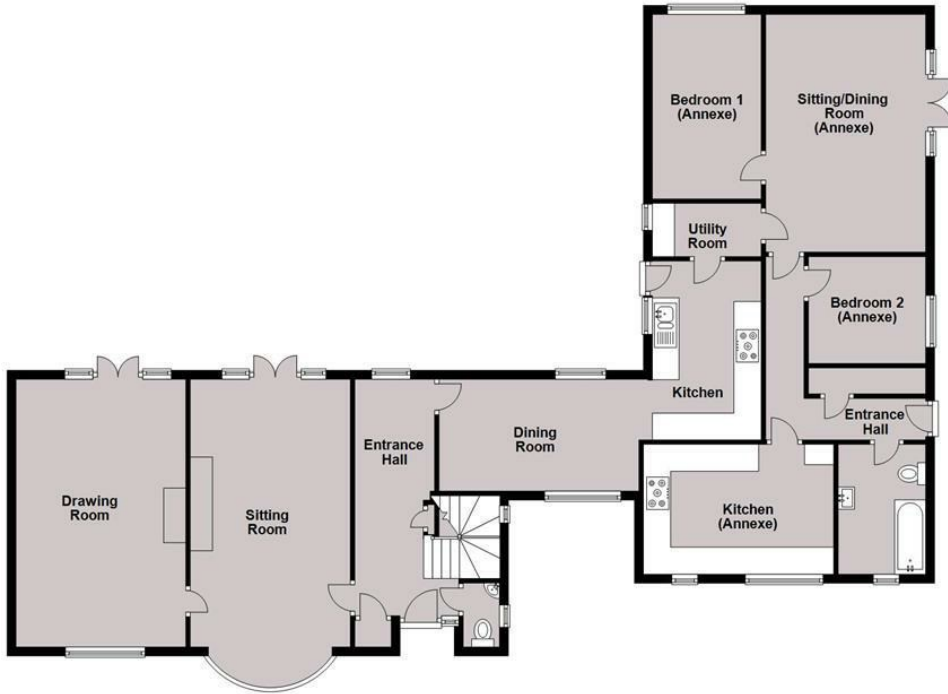
Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE



Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

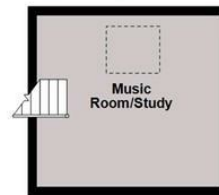
Ground Floor
Approx. 151.9 sq. metres (1634.9 sq. feet)



First Floor
Approx. 129.3 sq. metres (1391.3 sq. feet)



Second Floor
Approx. 16.1 sq. metres (173.7 sq. feet)



Total area: approx. 297.3 sq. metres (3199.8 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe