



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

### LOCATION

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.

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.

### ACCOMMODATION

The accommodation and approximate measurements are:

#### GROUND FLOOR

- 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

#### FIRST FLOOR

- 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

- 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)

#### SECOND FLOOR

- Music Room / Study 13'8" x 12'8" (4.17m x 3.86m )

#### ANNEXE

- 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)

- Bathroom

#### OUTSIDE

- Gardens

#### PLANNING APPROVAL

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](http://pa.canterbury.gov.uk)











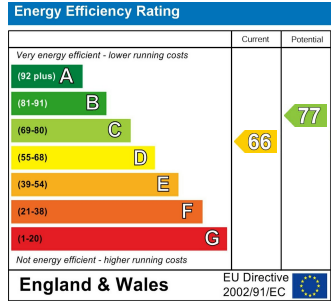






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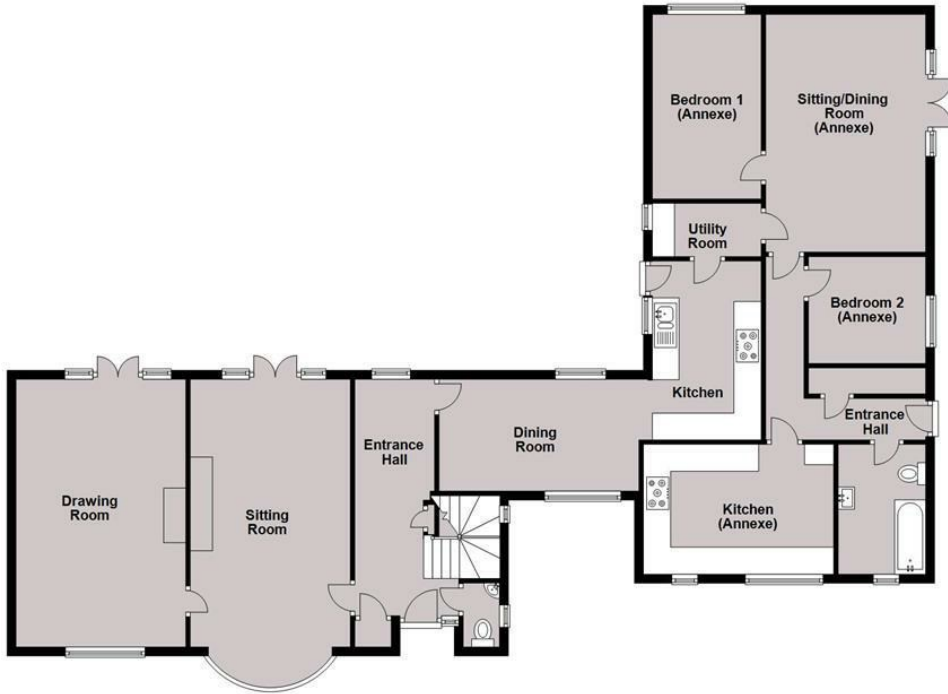
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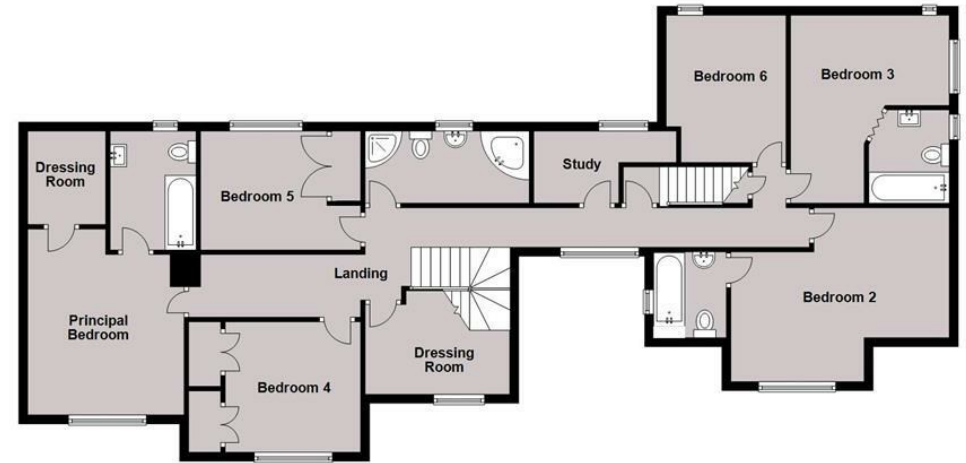
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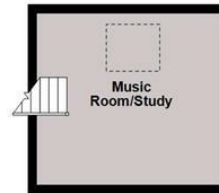
**Ground Floor**  
Approx. 151.9 sq. metres (1634.9 sq. feet)



**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)





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