

CHRISTOPHER HODGSON



Whitstable
£600,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Barton House, 4 Willow Court, Millstrood Road, Whitstable, Kent, CT5 1QL

An extended and beautifully presented detached family home located in a quiet cul-de-sac conveniently positioned for access to Whitstable town centre, highly regarded schools, supermarket, the seafront and Whitstable station (0.8 miles).

The exceptionally spacious accommodation extends to 1582 sq ft (147 sq m) and is arranged on the ground floor to provide an entrance hall, a large sitting room with wood burning stove, a contemporary kitchen open-plan to a dining room with doors opening to the garden, a utility

room, study, and a cloakroom.

The first floor comprises four generous bedrooms and two bathrooms, including an en-suite bathroom to the principal bedroom.

Outside, the thoughtfully landscaped garden extends to 55 ft (16.7 m). A block paved driveway provides off street parking for a number of vehicles and access to a detached double garage.



LOCATION

Millstrood Road is a highly desirable residential location within close proximity to central Whitstable being accessible to shops, schools, bus routes and Whitstable mainline station. Whitstable is a fashionable town by the sea offering a good range of amenities including watersports facilities and working harbour. The bustling High Street offers a diverse range of independent boutique shops, cafe bars and popular restaurants specialising in local seafood. The mainline railway station is just 483 metres distant, providing fast and frequent links to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 25'9" x 12'1" (7.85m x 3.69m)
- Kitchen 15'11" x 9'4" (4.85m x 2.84m)

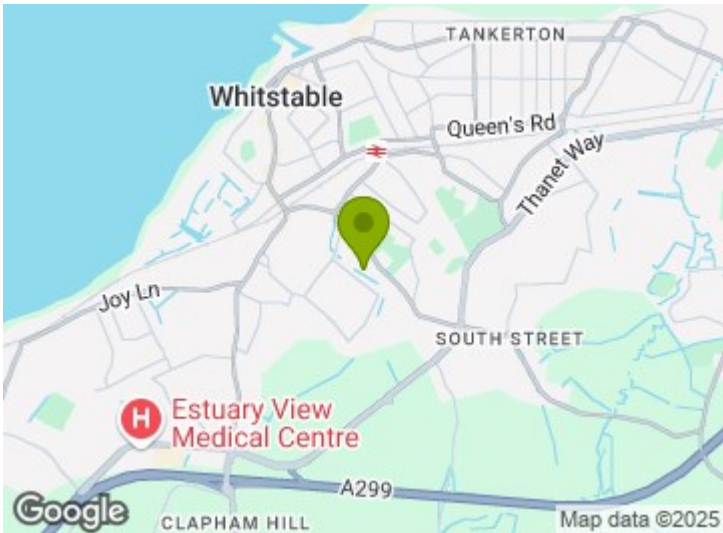
- Utility Room 6' x 5'8" (1.83m x 1.73m)
- Dining Room 13'9" x 12'2" (4.19m x 3.71m)
- Study 9'10" x 9'5" (3.00m x 2.88m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 12'8" x 12'7" (3.86m x 3.84m)
- En-Suite Bathroom
- Bedroom 2 12'8" x 10'0" (3.85m x 3.05m)
- Bedroom 3 10'11" x 8'10" (3.32m x 2.69m)
- Bedroom 4 10'11" x 6'9" (3.32m x 2.05m)
- Shower Room

OUTSIDE

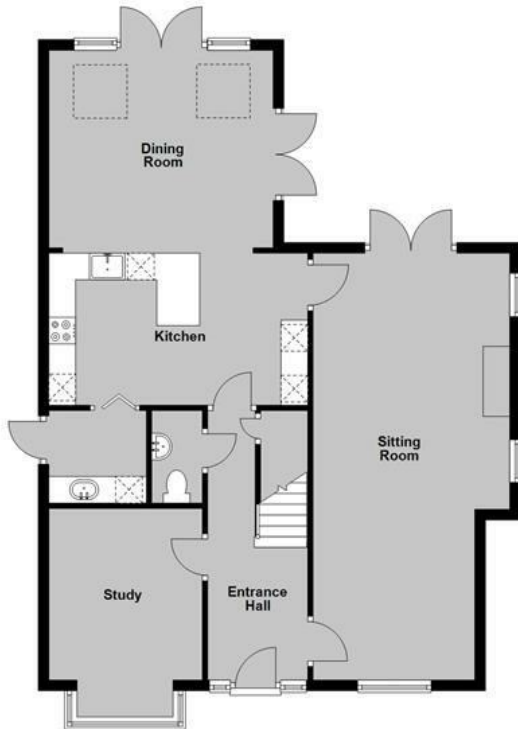
- Garden 55' x 43'6" (16.76m x 13.26m)
- Double Garage 19'2" x 19'2" (5.84m x 5.84m)





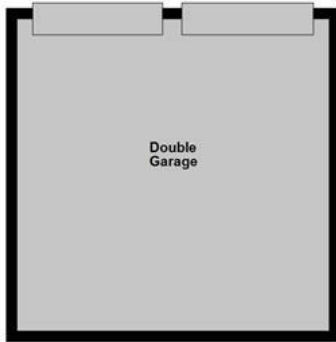
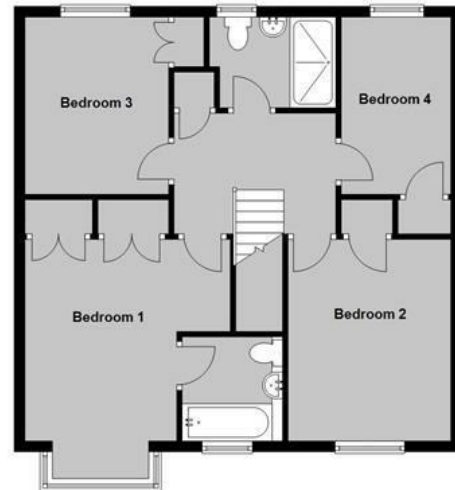
Ground Floor

Main area: approx. 82.7 sq. metres (890.4 sq. feet)
Plus garages, approx. 34.2 sq. metres (368.4 sq. feet)



First Floor

Approx. 64.3 sq. metres (692.5 sq. feet)



Main area: Approx. 147.1 sq. metres (1582.9 sq. feet)
Plus garages, approx. 34.2 sq. metres (368.4 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Very energy inefficient (oldest properties)	G		
Energy Efficiency Rating		73	78
England & Wales		ED	EW

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