



CHRISTOPHER HODGSON

Chestfield, Whitstable

Meadowside, Chestfield Farm Court, The Drove, Chestfield, Whitstable, Kent, CT5 3NX

Freehold

Meadowside is an attractive and substantial family home built in 2017 within a small gated development in a prime location on one of Chestfield's most exclusive roads. The Drove is directly adjacent to Chestfield golf course, a short stroll from the club house and Chestfield Barn, and is conveniently positioned for access to both Whitstable (3.1 miles) and Canterbury (5.7 miles).

This exceptional property provides 2612 sq ft (242 sq m) of beautifully presented and luxuriously appointed accommodation set over three floors. The ground floor comprises a spacious entrance hall, a large sitting room with wood burning stove, a stylish kitchen/breakfast room open-plan to a dining room with bi-folding doors leading to the garden, a study/reception room, a utility room and a cloakroom. To the first and second floors there are five double bedrooms and three bathrooms, including an en-suite bathroom to the principal bedroom.

Outside, the beautifully landscaped gardens extend to 131 ft (40 m) and incorporate a large natural stone terrace, and views across the adjoining countryside. A garage, carport and generous driveway provide off street parking for a number of vehicles. The property benefits from the remainder of a 10 year NHBC warranty. No onward chain.

LOCATION		
The Drove is a much sought after road within this favoured village and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80 mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property is moments from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Chestfield is situated between the seaside town of Whitstable, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (approximately 5.7 miles distant) which 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 and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.		
ACCOMMODATION		
The accommodation and approximate measurements (taken at maximum points) are:		
GROUND FLOOR		
• Entrance Hall		• Bedroom 2 12'11" x 11'11" (3.94m x 3.64m)
• Sitting Room 23'10" x 13'7" (7.26m x 4.15m)		• Bedroom 3 13'7" x 10'7" (4.15m x 3.25m)
• Kitchen/Breakfast Room 14'7" x 10'4" (4.45m x 3.14m)		• Bedroom 4 10'4" x 10'1" (3.15m x 3.07m)
• Utility Room 10'3" x 6'6" (3.14m x 2.00m)		• Bathroom 10'5" x 5'6" (3.20m x 1.70m)
• Dining Room 27'1" x 11'10" (8.25m x 3.61m)		SECOND FLOOR
• Study / Reception Room 12'1" x 11'10" (3.68m x 3.61m)		• Bedroom 5 17'4" x 13'10" (5.28m x 4.22m)
• Cloakroom		• Bathroom 10'4" x 6'6" (3.15m x 2.00m)
FIRST FLOOR		
• Bedroom 1 17'5" x 11'10" (5.32m x 3.61m)		• Storage
• En-Suite Bathroom 7'7" x 6'2" (2.32m x 1.90m)		OUTSIDE
• Walk In Wardrobe 9'4" x 7'4" (2.85m x 2.25m)		• Garden 131' x 73'5" (39.93m x 22.38m)
		• Garage 19'8" x 17'4" (6.00m x 5.30m)
		• Car Port







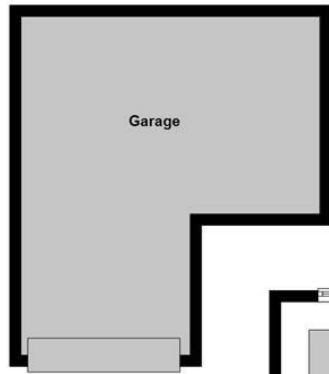


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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	8590
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Garage

Ground Floor

Main area: approx. 115.1 sq. metres (1239.3 sq. feet)
Plus garages, approx. 26.1 sq. metres (280.4 sq. feet)



Main area: Approx. 242.7 sq. metres (2612.7 sq. feet)
Plus garages, approx. 26.1 sq. metres (280.4 sq. feet)

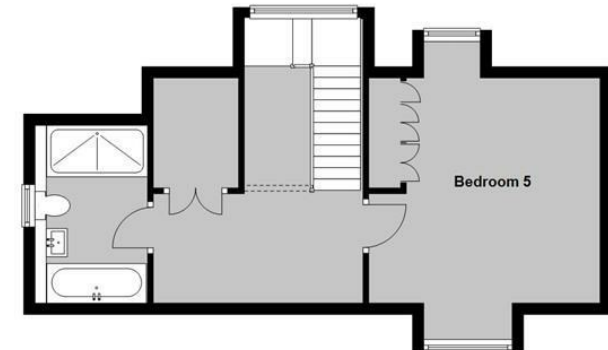
First Floor

Approx. 85.5 sq. metres (920.6 sq. feet)



Second Floor

Approx. 42.1 sq. metres (452.9 sq. feet)





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