



CHRISTOPHER HODGSON

Whitstable

Oakwell House, Willow Road, Whitstable, Kent, CT5 3DW

Freehold

Oakwell House is an exceptional family home in a peaceful and secluded woodland setting, with the benefit of The Oaks Retreat, which provides highly successful holiday letting accommodation built to an award-winning design by Hollaway Studio.

With substantial grounds of circa 1.24 acres, the property is approached by a private driveway from Willow Road, situated on the outskirts of Whitstable and conveniently positioned within close proximity of Canterbury (5 miles).

This impressive contemporary home has been dramatically remodelled and now provides beautifully presented accommodation totalling 4248 sq ft (395 sq m). The house is arranged to provide an entrance hall with bespoke ironwork staircase rising to a galleried landing, a generous sitting room, a luxurious kitchen/breakfast room with vaulted ceiling and bi-folding doors opening to the gardens, and four double bedrooms with the principal bedroom benefiting from a dressing room and four bathrooms (three en-suite).

The stunning gardens provide the perfect setting in which to relax or entertain, incorporating a large decked terrace overlooking a natural pond and a 3G football pitch. A triple garage and sweeping shingled driveway provide ample parking, accessed via secure electronic gates. Planning permission has been granted under reference CA/22/02082 for a single-storey extension to create a swimming pool, reception area, gymnasium, sauna and jacuzzi.

The Oaks Retreat has its private entrance accessed via secure electronic gates from Royal Avenue, carefully screened from the main house. It comprises Acorn Lodge (one bedroom), and Oak Lodge (two bedrooms), both of which offer bespoke woodland-inspired interiors finished to a high standard and specification and totalling 1683 sq ft (156 sq m). The retreat also includes a wellness area incorporating a log-fired sauna, ice barrel baths and an outdoor shower. Gross revenue from holiday lettings for the period 01/07/24 to 30/06/25 was £118,436.

LOCATION	• Entrance Hall	• Bathroom
Willow Road is a desirable location on the outskirts of Whitstable and is well served by both Whitstable and Canterbury. The seaside town of Whitstable (1.9 miles) is renowned for its watersports facilities and well regarded restaurants. The Cathedral city of Canterbury (5.1 miles) 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. Fast and frequent rail services to London can be accessed from both Canterbury and Whitstable: from Canterbury West Station – St Pancras (56 minutes) / Charing Cross (92 minutes) from Whitstable Station – St Pancras (73 minutes) / Victoria (80 minutes). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.	• Sitting Room 26'7" x 22'3" (8.11m x 6.79m)	OUTSIDE
	• Kitchen/Breakfast Room 39'7" x 22'2" (12.07m x 6.76m)	• Garden
	• Utility Room 14'1" x 7'9" (4.29m x 2.36m)	• Triple Garage
	• Utility Room 6'5" x 6'0" (1.96m x 1.83m)	ACORN LODGE
	• Shower Room	• Living Room / Kitchen 24'6" x 17'9" (7.47m x 5.41m)
	• Bedroom 1 17'8" x 15'1" (5.39m x 4.61m)	• Bedroom 13'3" x 11'1" (4.04m x 3.38m)
	• En-Suite Shower Room	• Shower Room
	• Dressing Room 14'7" x 12'2" (4.44m x 3.70m)	OAK LODGE
	• Bedroom 4 11'10" x 16'8" (3.61m x 5.08m)	• Living Room / Kitchen 17'9" x 23'4" (5.40m x 7.10m)
	• En-Suite Shower Room	• Bedroom 1 13'7" x 10'4" (4.14m x 3.15m)
FIRST FLOOR		• En-Suite Shower Room
	• Bedroom 2 18'5" x 14'8" (5.61m x 4.47m)	• Bedroom 2 13'7" x 10'2" (4.14m x 3.10m)
	• En-Suite Shower Room	• Shower Room
	• Bedroom 3 17'6" x 11'8" (5.33m x 3.55m)	















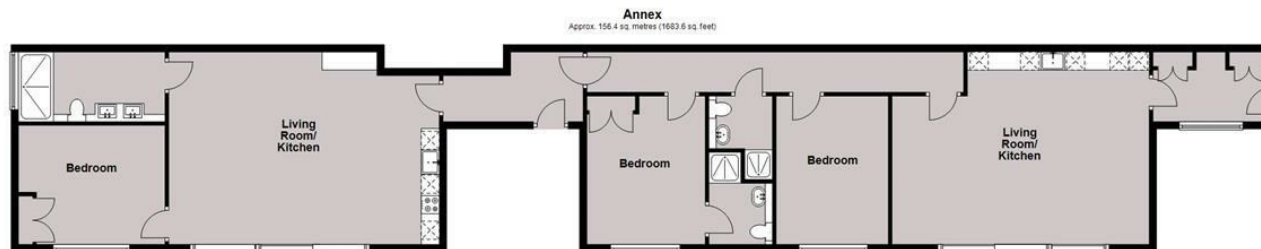


Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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 Estate 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.



Total area: approx. 549.2 sq. metres (5911.8 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