



CHRISTOPHER HODGSON

Chestfield, Whitstable

Willowset, 2 Meadow Drive, Chestfield, Whitstable, Kent, CT5 3NR

Freehold

An exceptionally spacious detached house occupying a generous plot in a desirable cul-de-sac 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 3141 sq ft (292 sq m) of versatile accommodation, and is arranged to provide an entrance porch, a generous entrance hall, three large reception rooms, a kitchen/breakfast room with doors opening to the

garden, a conservatory, a utility room and a cloakroom. The first floor comprises four double bedrooms, three bathrooms and a study / fifth bedroom. The principal bedroom suite benefits from a large dressing room and an en-suite shower room.

There are generous private gardens to the front and rear, and a block paved driveway provides off street parking for a number of vehicles and access to a detached double garage.

LOCATION Meadow Drive 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 Porch • Entrance Hall • Drawing Room 19'10" x 15'11" (6.05m x 4.85m) • Sitting Room 14'11" x 14'2" (4.55m x 4.32m) • Utility Room 14'11" x 5'10" (4.55m x 1.78m) • Kitchen / Breakfast Room 22'11" x 12'10" (6.98m x 3.91m) • Dining Room 18'0" x 13'7" (5.49m x 4.14m) • Conservatory 16'11" x 16'1" (5.16m x 4.90m) • Cloakroom FIRST FLOOR • Bedroom 1 19'9" x 14'0" (6.03m x 4.27m) • En-Suite Shower Room	• Dressing Room 14'11" x 13'3" (4.55m x 4.04m) • Bedroom 2 14'11" x 12'8" (4.55m x 3.86m) • Bedroom 3 12'8" x 9'5" (3.87m x 2.87m) • Bedroom 4 13'10" x 8'9" (4.21m x 2.67m) • Study / Bedroom 5 13'10" x 8'11" (4.21m x 2.71m) • Bathroom • Shower Room OUTSIDE • Garden 56'6" x 56'4" (17.22m x 17.17m) • Double Garage 16'7" x 16'1" (5.05m x 4.90m)
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Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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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		
(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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Ground Floor
Main area: approx. 101.5 sq. metres (1738.6 sq. feet)
Plus garages: approx. 24.7 sq. metres (266.4 sq. feet)



First Floor
Approx. 130.3 sq. metres (1402.6 sq. feet)



Main area: Approx. 291.8 sq. metres (3141.1 sq. feet)
Plus garages: approx. 24.7 sq. metres (266.4 sq. feet)



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