



CHRISTOPHER HODGSON

# Chestfield, Whitstable

## Honeybeas Cottage, The Leas, Chestfield, Whitstable, Kent, CT5 3JX

Freehold

An enchanting period cottage in an idyllic position on one of Chestfield's most exclusive roads. Honeybeas Cottage is a short stroll from Chestfield Golf Club and is conveniently positioned for access to both Whitstable (2.3 miles) and Canterbury (5.4 miles).

The bright, spacious and beautifully presented accommodation is arranged on the ground floor to provide an entrance hall, a sitting/dining room, a kitchen overlooking the garden, bedroom and a cloakroom. The first floor comprises two generous bedrooms and a well appointed bathroom.

The rear garden has been designed for ease of maintenance and extends to 17ft (5m). The established mature front garden extends to 56ft (17m). The cottage enjoys a wide frontage to The Leas of 56ft (17m) and is a particularly attractive feature of the property. A detached garage and a driveway provide off-street parking for a number of vehicles.

### LOCATION

The Leas is a desirable private road in the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsbury's Supermarket and a bus route are also easily accessible. The property is within walking distance of 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 5.6 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
- Sitting/Dining Room 24'3" x 11'1" (7.40m x 3.39m)
- Kitchen 19'1" x 7'0" (5.83m x 2.14m)
- Bedroom 3 11'10" x 6'10" (3.61m x 2.10m)
- Cloakroom 4'1" x 2'9" (1.27m x 0.86m)

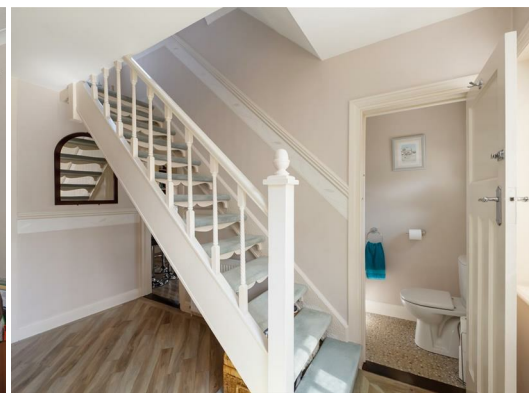
#### FIRST FLOOR

- Bedroom 1 11'7" x 10'2" (3.54m x 3.12m)
- Bedroom 2 10'2" x 7'9" (3.11m x 2.37m)

- Bathroom 7'8" x 3'9" (2.35m x 1.15m)

#### OUTSIDE

- Rear Garden 17'5" x 39" (5.31m x 11.89m)
- Front Garden 56'7" x 36'2" (17.25m x 11.02m)
- Garage 16'4" x 9'2" (5.00m x 2.80m)









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**ENERGY PERFORMANCE CERTIFICATE**

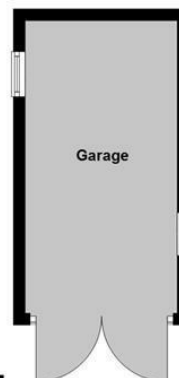
| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>78</b> |
| (55-68) <b>D</b>                            | <b>61</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |

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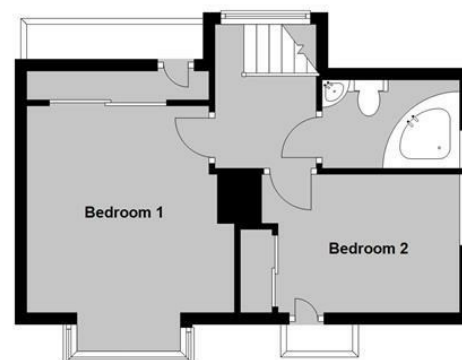
### Ground Floor

Main area: approx. 53.5 sq. metres (575.9 sq. feet)  
Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)



### First Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



Main area: Approx. 86.2 sq. metres (928.4 sq. feet)  
Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)



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