



Woodsway
Clapham Hill | Whitstable | Kent | CT5 3DN

FINE & COUNTRY



Step inside

Woodsway

If you are looking for a substantial country property offering the ultimate in very low maintenance contemporary design, stunning rural views and immediate access to the road network for London and Canterbury, this truly amazing property that was short-listed for an award and on the front cover of Built IT magazine, could be top of your list.

Sweeping in through the impressive charcoal grey, split stone entrance onto a vast block paved area with a large detached triple garage and parking for numerous vehicles, you can enjoy your first sight of this stunning and contemporary country residence. It has been designed by the owners and built into the hillside adjacent to farmland using the topography to great effect in the design of the property. With its zinc cladding, black split-faced tiles and Monocouche rendered walls, the exterior is awe-inspiring and will make you wonder what further delights lie beyond the modern front door. This opens on a very large, light and bright hall with glossy white porcelain tiled flooring and underfloor heating that flows throughout the property, a study area and a staircase at each end.

There are a pair of fascinating glass doors to the gorgeous triple aspect sitting room that has a veritable wall of windows and glass doors to the lower garden and decked terrace, providing stunning views across the surrounding countryside as far as Herne Bay. This floor also has a cloakroom, the plant/boot room including the mechanical heat ventilation system and a large fitted utility room with laundry facilities. There is also a double bedroom with an en suite shower, lovely rural views and a door to the garden and another dual aspect double bedroom with an en suite shower with quartz floor tiles, a large walk-in wardrobe and a door to a secluded courtyard.

A staircase with feature split-faced tiling has a useful understairs cupboard and leads to three dual aspect double bedrooms including two with walk-in wardrobes and served by a trendy family bathroom with a fascinating brown lined bath, a separate shower and twin vanity basins. There is also the fabulous principal suite with wonderful views to wake up to each morning through the picture windows all along one wall, a large walk-in wardrobe and a stunning bathroom with black porcelain floor tiles. It features a central oval bath, matching 'his and hers' basins and a separate shower.

The floating Iroko and glass staircase with a stainless steel banister leads up to the superb family space that includes kitchen, dining and family areas and it will take your breath away. Surrounded by windows and very wide patio doors to the large upper terrace and garden, it carries on the theme of stunning views and a light and bright atmosphere that is prevalent throughout the property. The contemporary kitchen will delight anyone who enjoys catering and entertaining. It includes glossy white and grey units housing two built in Neff ovens and a Neff combi microwave, a Smeg coffee machine and a full height integrated fridge and separate freezer, dishwasher and wine cooler. There is also a large central island with an induction hob and a trendy extractor designed as a contemporary light as well as a spacious dining area and a cosy seating area with a contemporary wall-mounted bio fire fireplace as a focal point.

The wide patio doors open onto the superb terrace with granite tiles and flanked by dwarf stone-filled gabions and provides plenty of room for sitting in the sunshine, sunbathing and al fresco dining as well as revelling in the views. This has steps down to the courtyard with its high stone-filled gabions acting as a retaining wall and is surrounded by a wraparound lawn that is large enough to kick a football or play with the dog. It is bordered by shrub beds and recently installed fencing on one side and post and rail fencing with inset wiring adjacent to the fields on the other. The whole garden is securely fenced so is safe for pets and children. At the lower level there is also a granite paved path to a charming patio and terrace with a hot tub and a covered loggia under the family space that leads to a gym. This has windows and French doors down one side and includes a shower room as well as a sink unit and has been designed so it could easily be converted into a self-contained annex. There is a solid wood automatic front gate providing security as well as a side pedestrian access.



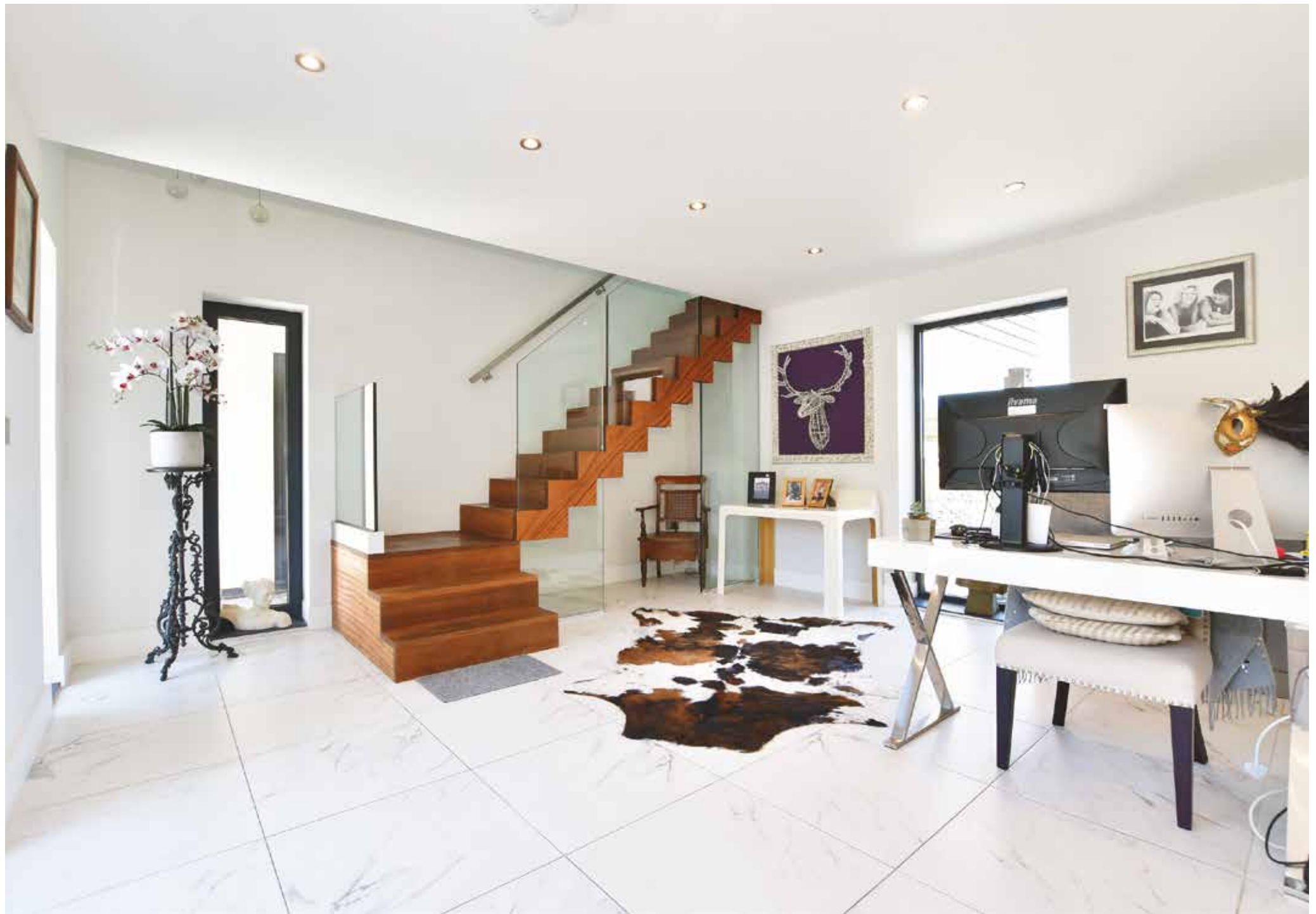












Seller Insight

“ We bought the plot nearly 10 years ago when it included a bungalow, which we lived in while our wonderful new home was being constructed so we were on site the whole time to ensure that it was built to our very detailed and high end specification. It was a labour of love to create something so special and unique and we have thoroughly enjoyed living here since it was completed in 2017. However we feel it is now time for us to downsize and let another family take pleasure in everything this property has to offer. Although it is light, airy and spacious it is very low maintenance and also, because of the high security, it is ideal for anyone who may have to spend time away from the property. It has been a great place for entertaining and the countryside views are wonderful but, at the same time, it is very conveniently located for access to London as you drive to the centre of Town in less than an hour and a half.

We are only a couple of minutes from Whitstable with its original harbour where you can buy fresh fish and the world famous Whitstable oysters, while the town centre offers a variety of individual shops, bars and excellent restaurants as well as a swimming pool. The mainline station can whisk you to St Pancras on the high speed train in about an hour and a quarter and there are excellent medical facilities. For golfing enthusiasts there is the renowned Chestfield Golf Club or the Whitstable and Seasalter Golf Club and, if you enjoy boating, the Whitstable Yacht Club is one of the oldest and largest sailing clubs in Britain. The historic City of Canterbury is about an eight minute drive with its historical buildings, high street stores and individual shops as well as a plenty of bars and restaurants. There is also the Marlowe and Gulbenkian theatres, three universities and first rate grammar and public schools including Kings and St Edmunds as well as Canterbury West station, where the high speed train can take you to St Pancras in under an hour.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















Travel Information

By Road

Whitstable Station	2.0 miles
Canterbury	5.3 miles
Dover Docks	24.2 miles
Channel Tunnel	22.9 miles
Gatwick Airport	64.5 miles
Charing Cross	59.6 miles

By Train from Whitstable

High-Speed St. Pancras	1hr 15mins
Canterbury	25 mins
London Charing Cross	1 hr 43 mins
London Victoria	1hr 25 mins
Canterbury West to St Pancras	54 mins

Leisure Clubs & Facilities

Chestfield Golf Club	01227 794411
Whitstable and Seasalter Golf Club	01227 272020
Whitstable Yacht Club	01227 272942
Whitstable Sports Centre	01227 274394
Whitstable Swimming pool	01227 772422

Healthcare

Whitstable Medical Centre	01227 795130
Estuary View Medical Centre	01227 284300
Kent and Canterbury Hospital	01227 766877

Education

Primary Schools:

Whitstable and Seasalter Endowed	01227 273630
St Mary's Catholic Primary	01227 272692
Swalecliffe Community Primary	01227 272101
Kings Junior	01227 714000
St Edmunds Junior	01227 475600
Kent College Junior	01227 762436

Secondary Schools:

Simon Langton Grammar (Boys)	01227 463567
Simon Langton Grammar (Girls)	01227 463711
Barton Court Grammar	01227 464600
Kings School	01227 595501
St Edmunds	01227 475600
Kent College	01227 763231

Entertainment

Marlowe Theatre	01227 787787
Gulbenkian Theatre	01227 769075
The Sportsman	01227 273370
East Coast Dining Room	01227 281180
Fordwich Arms	01227 710444
Whealers Oyster Bar	01227 273311

Local Attractions/Landmarks

Wraik Hill and Foxes Cross Bottom Nature Reserve
Crab and Winkle Way
Whitstable Harbour
Tankerton Slopes
Druid Stone Park
Wildwood Park
Whitstable Castle and gardens
Canterbury Cathedral
Canterbury Tales

Ground Floor

Approx. 145.5 sq. metres (1586.0 sq. feet)



Upper Ground & First Floor
Approx. 197.6 sq. metres (2127.2 sq. feet)



GROUND FLOOR

Entrance Hall	
Cloakroom	
Plant Room	
Study Area	15'0 x 14'6 (4.58m x 4.42m)
Sitting Room	24'2 x 16'7 (7.37m x 5.06m)
Bedroom 4	16'1 x 13'2 (4.91m x 4.02m)
Walk In Wardrobe	
En Suite Shower Room	
Bedroom 5	11'7 x 10'3 (3.53m x 3.13m)
En Suite Shower Room	
Utility Room	13'5 x 8'6 (4.09m x 2.59m)

UPPER GROUND FLOOR & FIRST FLOOR

Landing	
Bedroom 1	17'0 x 16'7 (5.19m x 5.06m)
Walk In Wardrobe	
En Suite Bath/Shower Room	
Bedroom 3	15'0 x 14'5 (4.58m x 4.40m)
Walk In Wardrobe	
Bedroom 2	15'3 x 14'1 (4.65m x 4.30m)
Walk In Wardrobe	
Family Bath/Shower Room	
Kitchen/Dining/Family Area	31'1 maximum x 23'3 maximum (9.48m x 7.09m)

OUTBUILDING 1

Triple Garage	25'6 x 21'2 (7.78m x 6.46m)
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OUTBUILDING 2

Gym	
Shower Room	26'4 x 10'7 (8.03m x 3.23m)

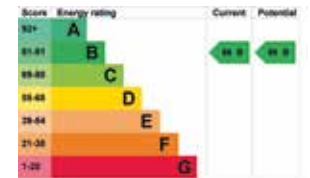
OUTSIDE

Gated Driveway
Courtyard
Garden

Council Tax Band: G

Tenure: Freehold

£ 2,000,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 24.08.2023





WOODSWAY

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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