

## 29 Chestfield Road, Chestfield, Whitstable CT5 3LF

- Striking Detached Chalet Bungalow
- Four Bedrooms & Three Receptions
- Almost 1600 Sq.Ft Of Accommodation
- Opportunity To Extend Further STPC.
- Substantial Driveway & Garage
- Large Garden With Summer House
- Close To Amenities & A Mile To The Beach
- Five Miles To Canterbury City Centre

### SITUATION:

The property is situated in the village of Chestfield which lies between Canterbury and Whitstable. It has various shops, a supermarket and a doctor's surgery, Chestfield Golf Club is home to the oldest clubhouse in the world, and nearby Chestfield Barn is a beautiful fourteenth century pub and restaurant. At the end of the village is Chestfield & Swalecliffe station, which has a regular service to London Victoria.

The bustling seaside town of Whitstable is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. The town also has its own mainline railway station with a high-speed service to London St Pancras. The cathedral city of Canterbury is just five miles away and is a vibrant and

cosmopolitan city with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and restaurants.

The vibrant cathedral city of Canterbury can be accessed via the crab and winkle way a popular cycle route, it offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre. It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.





DESCRIPTION:

A striking detached chalet bungalow built in 1935 and has since been extended, with a loft conversion and side extension, there is now almost 1600 sq.ft of bright and airy accommodation but the opportunity to further extend STPC.

Occupying a generous plot in an enviable location, Chestfield Road has an abundance of amenities on its doorstep whilst Tankerton beach is just over a mile away and Whitstable colourful high street and bustling harbour are slightly further.

The current owners have made it their family home for the last 18 years and have made some significant changes whilst bringing up her children, the space is not only versatile but exceptionally spacious with open plan living and a conservatory which runs the full width of the property.



The front door opens into an entrance lobby with plenty of space for coats and shoes, this in turn leads one to a large sitting room with high quality wood effect flooring which has been laid seamlessly throughout.

This leads through to the rear of the property where one will find a large kitchen which is open to the conservatory, there is an additional reception room which is currently used as a study area.

Three of the bedrooms are located on the ground floor along with the well-appointed family bathroom, there are two bedrooms on the side wing of the bungalow, this area could easily become a self-contained annexe with its own entrance. There is plumbing so a kitchenette and bathroom could easily be installed within this area.

To the first floor one will find the main bedroom which also benefits from a convenient washroom.

OUTSIDE:

To the front of the property there is a substantial driveway leading to a detached garage, whilst to the rear there is a generous garden with large patio area which spans out onto the lawn, a large pond attracts wildlife and stepping stones lead to a timber summer house.

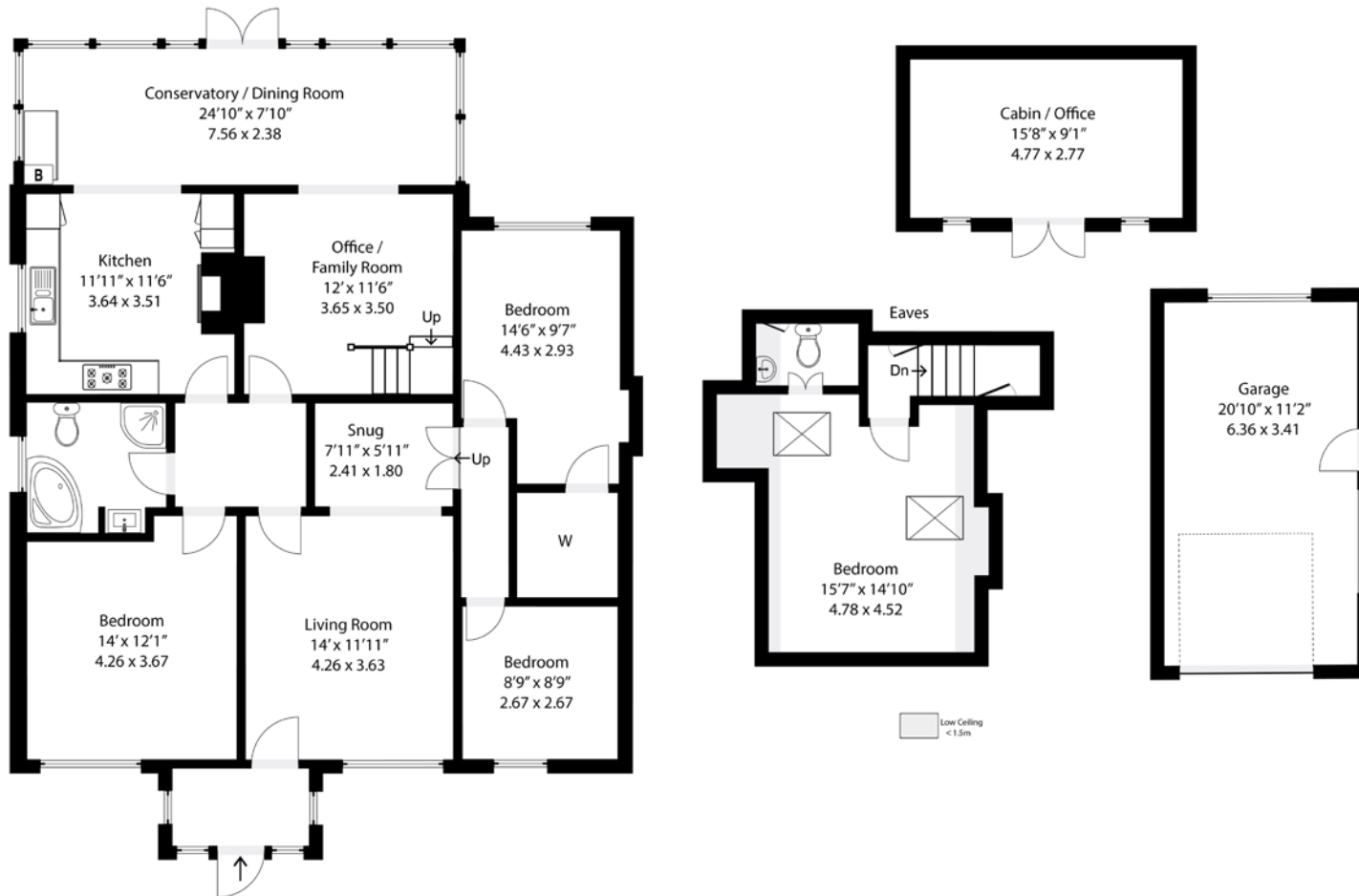












TOTAL FLOOR AREA: 1945 sq. ft (181 sq. m)  
 HOUSE: 1572 sq. ft (146 sq. m)  
 GARAGE/CABIN: 373 sq. ft (35 sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 E



GENERAL INFORMATION  
 All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Favershams, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Favershams, Kent ME13 8GD.

