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01227 752617

[sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk)

[www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)



Willow Lodge, Boundary Chase, Chestfield, Whitstable CT5 3SA

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS



Freehold



## Willow Lodge, Boundary Chase, Chestfield, Whitstable CT5 3SA

- Traditionally Styled Detached Residence
- 2300 Sq.Ft Of Beautifully Appointed Accommodation
- Kitchen Breakfast Room & Separate Utility Area
- Three Additional Receptions
- Five Bedrooms & Three Bathrooms
- Underfloor Heating & Lovely Gas Stove
- Set Within 0.19 Acres Of Wonderfully Landscaped Gardens
- Double Garage & Fully Insulated Summer Cabin

### 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.





A substantial and traditionally styled detached residence nestled in a particular desirable and private area, in Chestfield and occupying a generous 0.19-acre plot of fully landscaped gardens. Willow lodge offers over 2300 sq.ft of impressive accommodation and was built in the 1980's to an exceptionally high standard using the finest of materials and an uncompromising degree of craftsmanship, it has since been significantly enhanced by the current owners who have beautifully presented this family home.



The property has a harmonious blend of modern conveniences and energy efficient features; underfloor heating has been laid throughout the ground floor and bathrooms, whilst high levels of insulation, zoned gas central heating and double glazing ensure the property is efficient and economical to run. The facade is particularly attractive with rich brickwork and exposed timber frames which complement lead light windows. A pathway sweeps through the immaculately pruned gardens to the oak front door which opens into a vast entrance hall, overlooked by the

mezzanine first floor landing. There is a cloakroom and understairs storage whilst to the left there is large kitchen breakfast room, which displays an array of cherry wood kitchen units finished with rich granite work surfaces, the space is complemented by a central island and breakfast table placed in the orangery which forms the far end of the kitchen. This space is further enhanced by a convenient utility room which also provides access to the gardens and garage.

There is a triple aspect sitting room running the full depth of the house, with French doors opening onto the garden, whilst a characterful brick fireplace encompasses a gas fired stove which is nestled beneath a handsome bressummer. A further two receptions finish the ground floor, one is used as a formal dining room whilst the other provides space for a separate playroom, office or reading room. A grand oak staircase ascends to a galleried landing which leads to five generously proportioned bedrooms and a well-appointed family bathroom. Two bedrooms both have en-suites whilst the

principal bedroom is a wonderful abode comprising of fitted wardrobes, a dressing room and luxury en-suite bathroom featuring a jacuzzi bath and separate shower.

#### OUTSIDE:

Willow Lodge is set within 0.19 acres of the most spectacular grounds. Every corner is immaculate presented, colourful borders and neatly laid lawn surrounds the pathways leading around the garden, several seating areas offer sun and shade at different times of the day whilst a summer cabin and hot tub (could be negotiated) add to the wonderful amount of entertaining space. To the front of the property there is a pretty garden divided by topiary hedging, to one side a water feature and path way leading to the front door whilst the other side offers another seating area and access to the double garage which is used as a workshop and offers an abundance of storage due to an additional floor being installed, the garage could be further converted into an annexe or home business STPC.







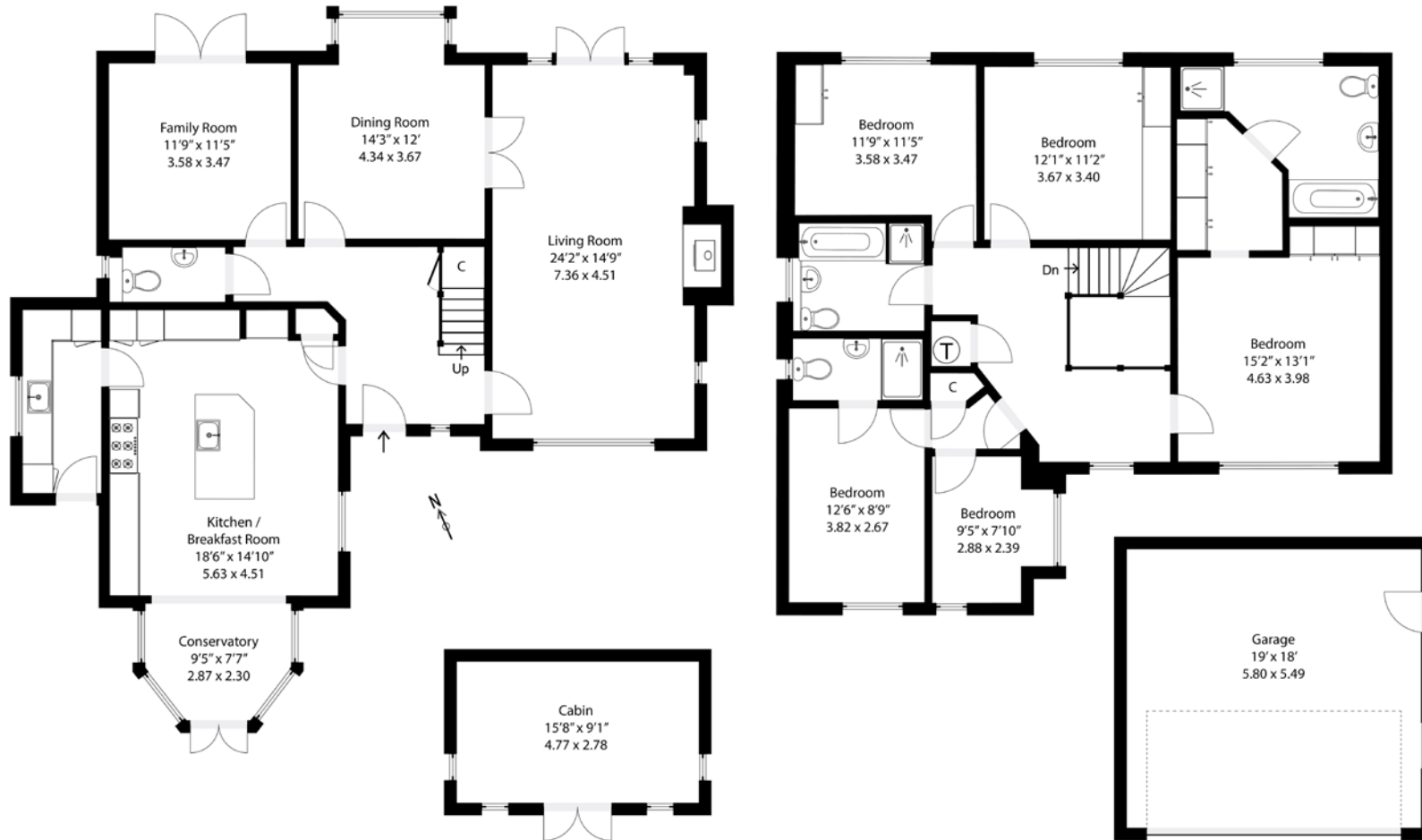












TOTAL FLOOR AREA: 2817 sq. ft (262 sq. m)  
 HOUSE: 2332 sq. ft (217 sq. m)  
 GARAGE: 485 sq. ft (45 sq. m)



EPC RATING  
 C



COUNCIL TAX BAND  
 G



GENERAL INFORMATION  
 All services are mains connected

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

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