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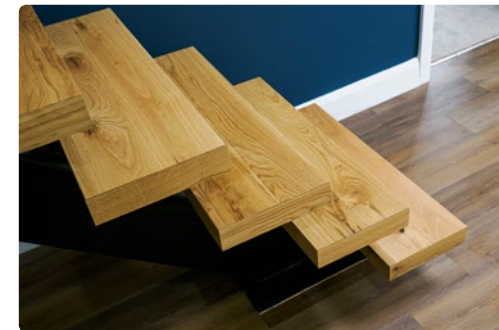
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Cypriana, Radfall Road, Whitstable CT5 3EN

4 BEDROOMS | 4 BATHROOMS | 5 RECEPTIONS

Freehold



Cypriana, Radfall Road, Whitstable CT5 3EN

- A Substantial & Contemporary Detached Residence
- Completely Remodelled To An Exceptional Standard
- Approx. 4300 Sq. Ft Of Accommodation
- Many Energy Efficient/Eco-Friendly Features
- Four Bedrooms - Four Bathrooms
- Spectacular Open Plan Kitchen/Dining/Living Space
- Fully Fitted Cinema Room
- Secluded Landscaped Grounds Including Sunken Garden

SITUATION:

The property is situated on the outskirts of the highly sought after village of Chestfield, which is conveniently located between Canterbury and Whitstable.

Chestfield has various shops, a supermarket and a doctor's surgery, whilst 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 area is ideal for those who enjoy outdoor pursuits, with nearby Clowes Wood and Thornden Woods both providing beautiful woodland walks on your doorstep.

The bustling seaside town of Whitstable is less than three miles away and is famous for

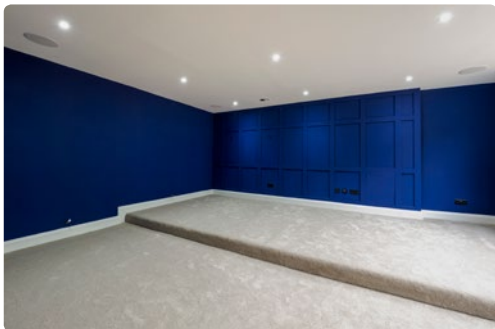
its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside.

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 less than 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.



DESCRIPTION:

A substantial detached residence, completely remodelled to an exceptionally high standard, offering approx. 4300 sq. ft of luxuriously appointed accommodation, situated in a prime location within easy reach of the cathedral city of Canterbury and the bustling seaside town of Whitstable.

Cypriana has undergone an extensive transformation from a small, single-storey dwelling into a magnificent, contemporary home, fitted with a plethora of energy efficient features.

These include uPVC windows and doors, underfloor heating, an A rated gas boiler, HIVE heating controls, rain water harvesting and an EV charger point for electric vehicles.

These features are combined with the latest technological features, such as Cat5 broadband points, smart lighting, integrated speakers throughout and a fully fitted cinema room.

The interior is finished to a particularly high standard, with luxury bathrooms with Lusso sanitary ware and natural stone tiling and a stunning kitchen from Laura Ashley with Smeg appliances and quartz counter tops and a wall of bi-folding doors to the sunken garden.

On the first floor, there are four, huge double bedrooms, each with a sleek and contemporary en-suite and built-in wardrobes.

The principal bedroom has a full width balcony, a fitted dressing room and a luxury bathroom with His & Hers sinks and a walk-in shower enclosure, whilst the family bathroom offers a stunning, free-standing slipper bath.

On the ground floor, an entrance hall leads to four, generously proportioned reception rooms (one of which is a fully equipped cinema room) and a spectacular open plan kitchen/dining/living space to the rear, with a

wall of bi-folding doors leading out to a sunken garden and firepit area in the rear garden.

The kitchen is further complemented by a walk-in pantry and a spacious utility room. There is also an additional basement level which provides a plant area and superb storage for the property.

The property sits within a generous and secluded plot, which is approached via a gated stone and brick-edged driveway, providing ample parking for numerous cars.

The rear garden is fully landscaped and includes a sunken garden, with a firepit and a seating area.











TOTAL FLOOR AREA: 4846 sq. ft (451 sq. m)
 HOUSE: 4301 sq. ft (400 sq. m)
 BASEMENT: 545 sq. ft (51 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 TBC



GENERAL INFORMATION
 The property is on all mains services.

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

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