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Ifield Lodge, Clapham Hill, Whitstable, CT5 3DL

2 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

An aerial photograph showing a property outlined in red. The property is situated on a hillside, surrounded by trees and other buildings. A road is visible on the left side of the property.

Freehold

Ifield Lodge, Clapham Hill, Whitstable, CT5 3DL

- A Desirable Detached Spacious Bungalow
- Spacious & Versatile Accommodation
- Opportunity To Further Enhance
- Two Bedrooms & Modern Shower Room
- 19ft Triple Aspect Sitting Room
- Set Within 0.36 Of Beautiful Grounds
- Long Gravelled Driveway Garage & Carport
- Multiple Outbuilding With Great Potential



SITUATION:

Ifield Lodge enjoys a secluded, semi-rural position surrounded by lovely countryside, yet conveniently situated on Clapham Hill, between the village of Blean and Whitstable. Blean is a small yet charming village with a good sense of community. It has its own doctor's surgery, village store and post office, in addition to some other shops on the same parade. There is a garden centre and a pub and one of the best considered primary schools in the Canterbury area.

The seaside town of Whitstable 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. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.

The nearby cathedral city of Canterbury 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 international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools and a number of well-regarded junior and senior private schools. There are also three universities, two hospitals and two railway stations with a regular and fast service to London.

There is plenty of beautiful countryside nearby as well, including Wraik Hill Nature Reserve, Victory Woods Nature Reserve and Blean Woods. These have been designated as a national nature reserve and cover around 1257 acres of woodland and heath, with plenty of footpaths and bridleways throughout, making this an ideal setting for those who enjoy walking and outdoor pursuits.



DESCRIPTION:

A charming, detached bungalow dating back to the 1960s, and has remained with one family for many of these years. Offering over 1,500 sq.ft of spacious and exceptionally versatile accommodation, the property includes an integral garage which presents potential for conversion, further enhancing the living space.

Occupying an enviable 0.36-acre plot, the grounds are mainly laid to lawn and host several outbuildings. These outbuildings offer exciting potential—whether as dog kennels or, with further adaptation, as holiday lets, which are in high demand in the popular seaside town of Whitstable.

A long, private driveway offering ample parking for multiple vehicles leads you to Ifield Lodge, a delightful bungalow discreetly tucked away behind an established and well-maintained front garden. The entrance hall, featuring extensive glazing and tiled flooring, creates a welcoming first impression. From

here, a door to the left provides internal access to the integral garage, while a doorway to the right leads into a central hallway that connects the majority of the living spaces, offering a simple and accessible layout.

To the right of the hallway is a bright and airy 19ft triple-aspect sitting room, complete with a large bay window that floods the space with natural light and provides a lovely outlook over the front garden.

The kitchen features a traditional and practical layout, fitted with shaker-style cabinetry, wood worktops, and classic cup handles. It integrates several main appliances and flows into a handy boot room with direct access to the front and rear garden.

The dining room is separate from the kitchen and opens into the conservatory, making the most of garden views and natural light—an ideal spot for entertaining or quiet relaxation.

There are two well-proportioned double bedrooms, both served by a recently installed contemporary bathroom featuring a walk-in shower, modern basin, and WC.

OUTSIDE:

To the front, the property enjoys a beautifully planted mature garden, generous off-road parking, and a carport in front of the main garage.

At the rear, the garden stretches over 200 feet, predominantly laid to lawn and dotted with established shrubs, young trees, and mature hedging. A pond attracts local wildlife, enhancing the peaceful atmosphere.

Several outbuildings sit toward the rear of the plot. While they require some attention, they offer considerable potential—whether repurposed as dog kennels or converted into holiday lets, capitalising on the growing demand in the seaside town of Whitstable.











TOTAL FLOOR AREA: 2090 sq. ft (194 sq. m)
HOUSE: 1521 sq. ft (141 sq. m)
OUTBUILDINGS: 569 sq. ft (53 sq. m)



EPC RATING
D



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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