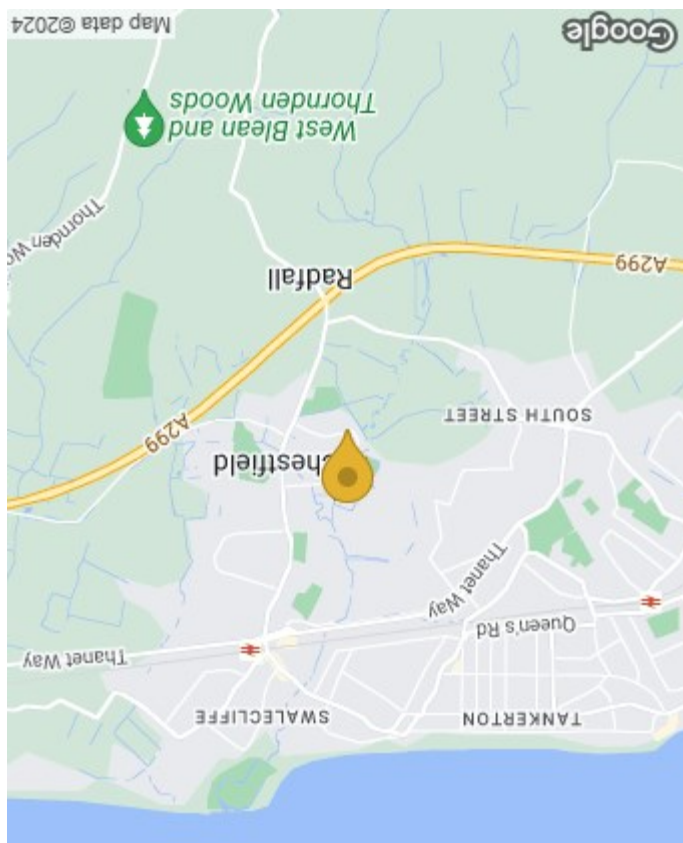




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO2 emissions	(A) (92 plus)
Energy efficient	(B) (81-91)
Decent	(C) (69-80)
Not energy efficient - higher CO2 emissions	(D) (55-65)
	(E) (39-54)
	(F) (21-38)
	(G) (1-20)

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First Floor
Approx. 86.6 sq. metres (922.3 sq. feet)

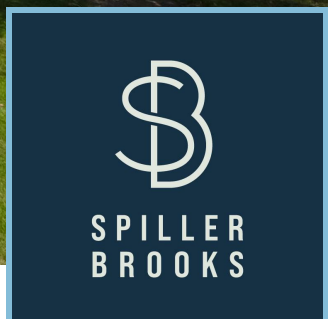


Ground Floor
Main area, approx. 103.3 sq. metres (1102.2 sq. feet)

Main area: Approx. 194.9 sq. metres (2097.5 sq. feet)



32 Longtye Drive
Chestfield, Whitstable, CT5 3NF



Working for you and with you

32 Longtye Drive Chestfield, Whitstable, CT5 3NF

Appealing Chain Free Sale.

This individually designed home is the inspiration of the current owners.

Created with considerable thought and attention to detail, the original property is now a contemporary and stylish home totalling 2333sqm/2,507sqft.

This substantial residence has family and entertaining at its heart with an impressive, efficient, and inspirational multi-functional living, dining and kitchen space meeting our expectations for a more relaxed layout and a sociable entertaining space.

Smartly presented throughout, and designed with versatile accommodation and future proof living in mind, there is the option to have a separate ground floor annexe if required for intergenerational home sharing.

A generous principal bedroom suite with walk-in wardrobe, spacious en-suite shower room with twin wash hand basins and access to a covered balcony for maximum enjoyment of the leafy green outlook; a perfect spot to enjoy valuable rest and relaxation time in tranquil surroundings.

Sitting on a good size flat plot, there is an extensive driveway providing parking for multiple vehicles and a large sunny aspect rear garden with ample space for a keen gardener or family entertainment; a leisure space for all.

Enjoy a lifestyle of comfort and convenience in this stylish home.

£975,000



SPECIFICATION

- Zoned heating system for increased efficiency and comfort
- Underfloor heating in open plan living space
- Usb-c sockets in bedrooms, kitchen and snug
- Network points throughout
- German kitchen
- Breakfast station with sink
- Siemens appliances; oven, combination microwave, induction hob, dishwasher and full height fridge and freezer
- Stone worktops - Quartzite waterfall worktop on island and Quartz above base cabinetry
- Glass balustrade balcony with exterior sockets and lighting
- Four-piece en-suite with twin sinks, freestanding bath and digital shower
- Principal bedroom suite with dressing room, en-suite and balcony access
- Potential for ground floor annexe to accommodate multi-generational living
- Porcelain patio; slip and water resistant, ideal for alfresco dining
- Two garden sheds with power
- Extensive block paved driveway for numerous vehicles
- Leafy green countryside backdrop

LOCATION & AMENITIES

A range of amenities are nearby including Sainsburys Supermarket and Chestfield Medical Centre (1.3 miles).

Swalecliffe & Chestfield Railway Station and local shops (1.2 miles).

Whitstable, a thriving and fashionable coastal town well known for its oysters, fish restaurants, delightful seafront and stunning sunsets, is approximately 3 miles.

More extensive shopping, restaurant, leisure and educational facilities are available in Canterbury (6 miles).

The A299 Thanet Way is easily accessible with access to the A2/M2 to London.

OVERALL PLOT MEASUREMENT

147' x 63' (44.81m x 19.20m)

ACCOMMODATION

Entrance Hall

Open Plan Kitchen/Diner/Family Room

35'3 x 14'3 (10.74m x 4.34m)

Sitting Room/Snug

15' x 11' (4.57m x 3.35m)

Ground Floor Bedroom

11'11 x 8'1 (3.63m x 2.46m)

Leisure/Living Room

24'2 x 12'1 (7.37m x 3.68m)

Kitchenette

9'5 x 8'5 (2.87m x 2.57m)

Ground Floor Shower Room

Utility Room

8'11 x 6'3 (2.72m x 1.91m)

Cloakroom

Galleried Landing

Principal Bedroom

17'5 max x 14'9 (5.31m max x 4.50m)

Dressing Room

10'5 x 8'7 (3.18m x 2.62m)

En-Suite Bathroom

15' x 7'2 (4.57m x 2.18m)

Glass Balustrade Balcony

Bedroom 2

17'1 max x 10'9 (5.21m max x 3.28m)

Bedroom 3

16'6 x 7'7 (5.03m x 2.31m)

Bathroom

8'4 x 7'5 (2.54m x 2.26m)

TENURE

This property is Freehold.

COUNCIL TAX BAND

Band E : £2,614.45 2023/24 (please make your own enquiries)

