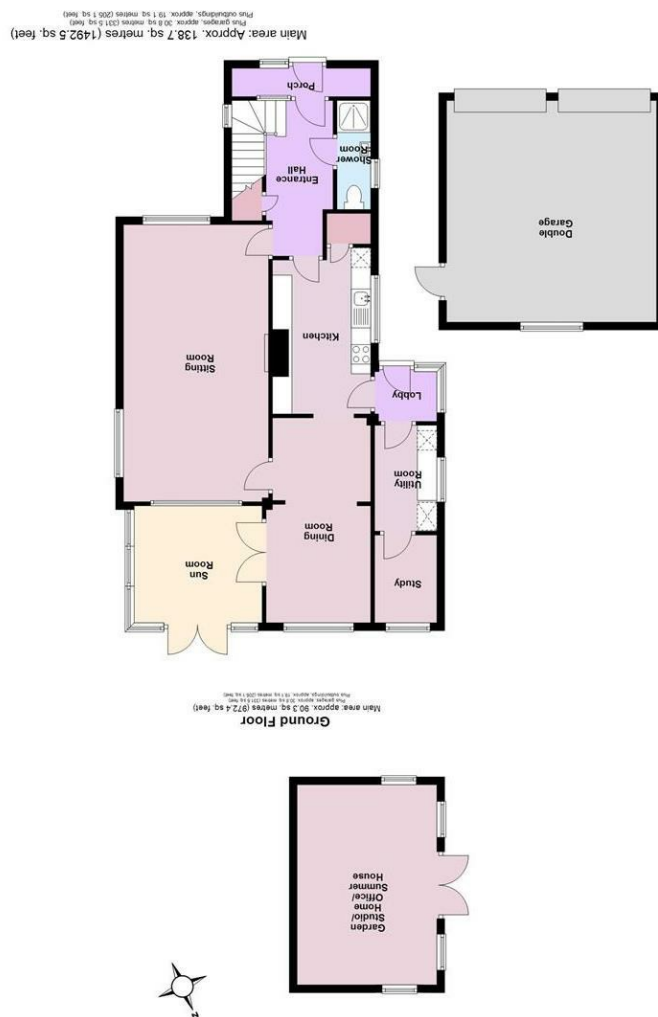
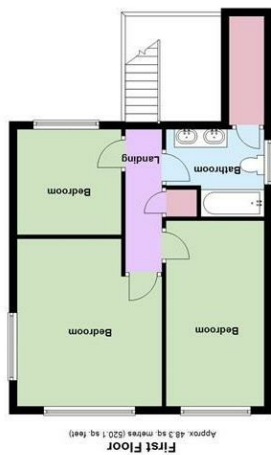
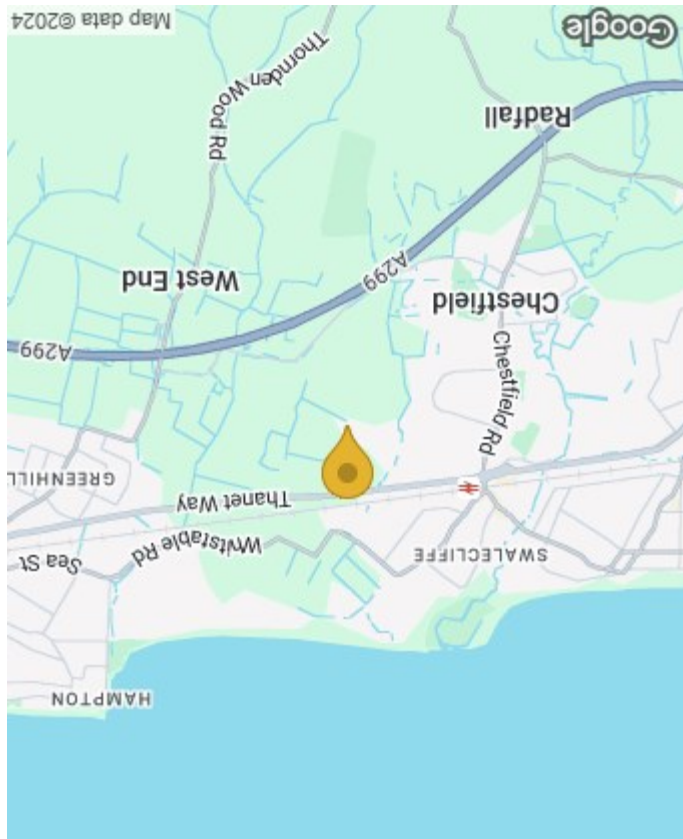




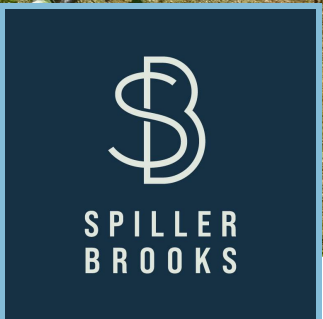
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO ₂ emissions	(92 plus)
Very energy efficient - lower CO ₂ emissions	(A)
Energy efficient - lower CO ₂ emissions	(B)
Decent energy efficiency - lower CO ₂ emissions	(C)
Decent energy efficiency - lower CO ₂ emissions	(D)
Decent energy efficiency - lower CO ₂ emissions	(E)
Decent energy efficiency - lower CO ₂ emissions	(F)
Decent energy efficiency - lower CO ₂ emissions	(G)
Not energy efficient - higher CO ₂ emissions	(1-20)

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(A)
Energy efficient - lower running costs	(B)
Decent energy efficiency - lower running costs	(C)
Decent energy efficiency - lower running costs	(D)
Decent energy efficiency - lower running costs	(E)
Decent energy efficiency - lower running costs	(F)
Decent energy efficiency - lower running costs	(G)
Not energy efficient - higher running costs	(1-20)



113 Maydowns Road
Chestfield, Whitstable, CT5 3LW



Working for you and with you

113 Maydowns Road Chestfield, Whitstable, CT5 3LW

This detached house, built in 1972, is a true gem waiting to be discovered.

Sitting on a super generous plot providing extensive parking for numerous vehicles, there is certainly sufficient space to accommodate a motorhome, several family cars and any guest parking, with absolute ease.

As you step inside, you'll be greeted by a deceptively spacious interior which is meticulously maintained and presented to the highest standards.

The accommodation is light and airy throughout and benefits from thoughtful upgrades, in particular solar panels significantly increasing energy efficiency and assisting in reducing your annual expenditure.

Providing ample space for comfortable living, the ground floor comprises two reception rooms, modern kitchen, utility room and shower room providing convenience and functionality, Upvc sun room with insulated roof, a delightful spot to enjoy views of the garden all year round, and a bonus study or hobby room that can be tailored to suit your needs.

Upstairs are three good size bedrooms providing far reaching sea and countryside views. A well-appointed bathroom completes the interior.

The exceptionally large and well tended garden has been divided to provide an area for rest, relaxation, entertaining and alfresco dining, with the furthest end planted with established fruit trees and blackberry bushes and dedicated raised beds in readiness to accommodate a kitchen garden.

A smart multi-functional log cabin with power and light is a fabulous addition; home office, games room, bar, gym, or simply a place for quiet reflection.

In conclusion, this home combines comfort, convenience, and potential, and is sure to capture the hearts of those seeking a life away from the everyday hustle and bustle.

£700,000



Enclosed Porch

11'11 x 3' max (3.63m x 0.91m max)
Upvc double glazed door with Upvc double glazed obscure panel to the side. Light. Vaulted ceiling. Tiled floor. Timber glazed door and window to the entrance hall.

Entrance Hall

12'10 x 5'10 max (3.91m x 1.78m max)
Feature radiator. Telephone point. Thermostat control for central heating and controls for the underfloor heating in the shower room. Large under stairs storage cupboard with light. Vaulted ceiling. Power point. Two stage staircase with two Upvc double glazed windows over.

Shower Room

9'2 x 2'10" max (2.79m x 0.86m max)
Upvc double glazed obscure window to the side. Suite comprising shower enclosure with Grohe shower, vanity unit with inset wash hand basin and cupboards below and close coupled WC. Chrome heated towel rail. Extractor fan. Underfloor heating. Fully tiled walls and floor.

Sitting Room

23'5 x 12'3 (7.14m x 3.73m)
Upvc double glazed windows to the front, side and rear. Fireplace housing remote controlled gas fire with stone surround and hearth. Two feature radiators. Television point.

Dining Room

17'4 x 8'10 (5.28m x 2.69m)
Upvc double glazed window overlooking the rear garden. Upvc double glazed window and French doors into the sun lounge. Two radiators with decorative covers.

Sun Room

10'9 x 10'6 (3.28m x 3.20m)
Brickwork to the lower elevation with Upvc double glazed windows above and French doors to the rear garden. TV aerial point. Insulated roof. Power and light. Tiled floor.

Kitchen

14' max x 8'3 (4.27m max x 2.51m)
Upvc double glazed window to the side and glazed timber door to the lobby. Door to the hall and door to the dining room. Matching range of wall, base and drawer units with soft closers and concealed under unit lighting. Quartz worktop with inset drainer flutes and upstand. Franke sink with mixer tap. Stoves electric double oven, grill and ceramic hob with stainless steel extractor hood above. Built-in wine racks. Integrated dishwasher. Floor standing Potterton boiler. Telephone point. Central heating controls. Built-in pantry cupboard housing consumer unit and gas meter. Partially tiled walls and tiled floor.

Lobby

5'3 x 4'2 (1.60m x 1.27m)
Upvc double glazed windows and Upvc part glazed door. Tiled floor. Door to Utility Room.

Utility Room

9'1 x 5'3 (2.77m x 1.60m)
Upvc double glazed window to the side. Worktop with cupboards below. Space and plumbing for washing machine. Samsung American fridge/freezer. Radiator. Tiled floor. Door to study/hobby room.

Study/Hobby Room

7'5 x 5'3 (2.26m x 1.60m)
Upvc double glazed window overlooking the rear garden. Wood flooring.

Landing

Power point. Picture rail. Airing cupboard with slatted shelves and hot water cylinder. Loft access via fitted ladder to partly boarded loft with light.

Bedroom 1

14'2 x 12'3 (4.32m x 3.73m)
Upvc double glazed window overlooking the rear garden with far reaching views of the sea and countryside. Second Upvc double glazed window to the side with countryside views. Feature radiator. Two wall mounted uplighters. TV aerial point.

Bedroom 2

15'8 x 8'5 max (4.78m x 2.57m max)
Upvc double glazed window overlooking the rear garden with views to the sea and countryside. Feature radiator. Television aerial.

Bedroom 3

9' x 8'10 (2.74m x 2.69m)
Upvc double glazed window overlooking the front garden. Radiator.

Bathroom

8'3 x 7'5 (2.51m x 2.26m)
Upvc double glazed obscure window to the side. Suite comprising bath with mixer tap and hand held shower attachment, vanity unit with two counter top wash hand basins, both with mixer taps, cupboards below, fitted mirror and light above and close coupled WC. Chrome heated towel rail. Large full height walk-in storage cupboard with light. Tiled walls and tiled floor.

Double Garage

18'9 x 17'9 (5.72m x 5.41m)
Two up and over doors to the front. Window to the rear. Power and light. Pedestrian side door.

Rear Garden

Extensive lawn area and well stocked mature planted borders. Large sandstone paved patio area with inset pond and additional feature sandstone paved seating area. External tap and power sockets. At the furthest end of the garden, sandstone patio in front of the cabin, lawn area, established fruit trees and blackberry bushes. Storage shed. Concrete patio. Enclosed with fencing and pedestrian gate.

Log Cabin

16'11 x 12'2 (5.16m x 3.71m)
Spacious, multipurpose cabin with power and light.

Front Garden

Substantial block paved driveway providing parking for numerous vehicles. Large lawn area. Well screened with hedging, established trees and shrubs.

Tenure

This property is Freehold.

Council Tax Band

Band F : £3,242.04 2024/25
We suggest that interested parties make their own investigations

Location & Amenities

A range of amenities are nearby including Sainsburys Supermarket and Chestfield Medical Centre (0.7 miles). Tesco Superstore (2.3 miles) .

Swalecliffe & Chestfield Railway Station and local shops (0.6 miles).

Whitstable, a thriving and fashionable coastal town well known for its oysters, fish restaurants, delightful seafront and stunning sunsets, is approximately 2.6 miles.

More extensive shopping, restaurant, leisure and educational facilities are available in Canterbury (6.8 miles).

Estuary View, a state of the art medical centre, with a minor injuries and minor ops unit, is approximately 3.7 miles.

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

The Whitstable School providing secondary education (2.5 miles). A selection of independent, public and grammar schools are available in Canterbury.

Bus services to local towns nearby in Chestfield Road.

Agent's Note

There is a Residents' Association and we understand the vendors make a voluntary contribution of £72 (2024) towards the maintenance of the road.

Useful Information

SOLAR PANELS - We understand there are 12 solar panels (405wp) installed in 2023 with 2 batteries (total 6.4kwh). It is possible that the 10-year insurance backed guarantee can be transferred to a new owner (to be verified at time of transaction).

The vendors have only been exporting (paid) to the grid since October 2023 so they are unable to give an annual export figure however, between October 2023 and July 2024, they have received £220.57 for export.

The solar panel brand - JA Solar
The inverter brand - Solis
The battery brand - Pylontech

