

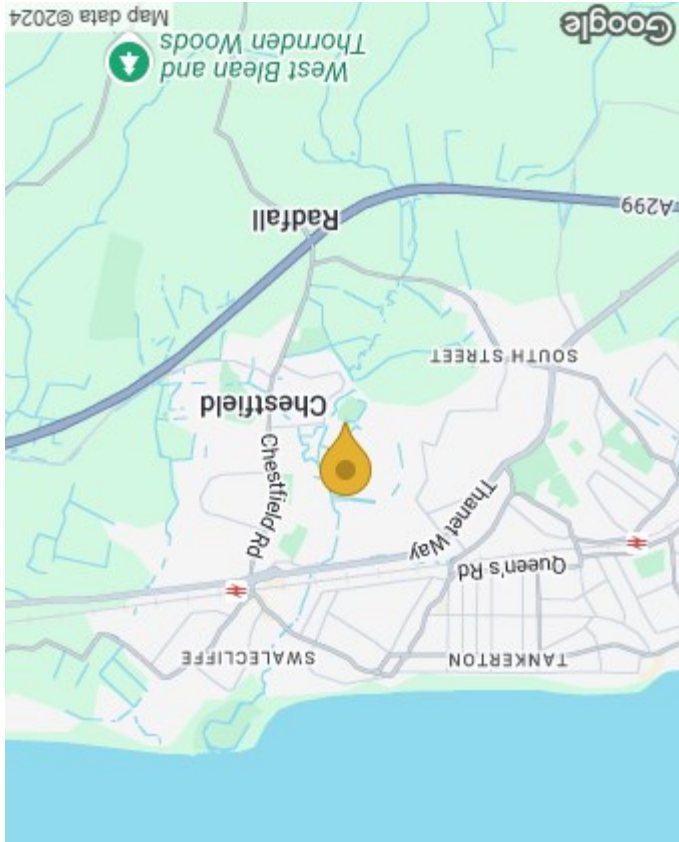


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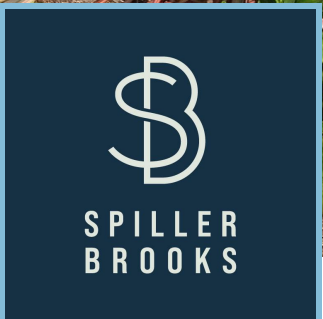
EU Directive	2002/91/EC	Current	Target
Very energy efficient - lower CO2 emissions	(A)	(A1-91)	(A2 plus)
Energy efficient	(B)	(B1-80)	(B2 plus)
Decent	(C)	(C1-65)	(C2 plus)
Not energy efficient - higher CO2 emissions	(D)	(D1-50)	(D2 plus)
	(E)	(E1-35)	(E2 plus)
	(F)	(F1-20)	(F2 plus)
	(G)	(G1-10)	(G2 plus)

EU Directive	2002/91/EC	Current	Target
Very energy efficient - lower running costs	(A)	86	90
Energy efficient	(B)	81-91	86
Decent	(C)	69-80	81
Not energy efficient - higher running costs	(D)	55-68	69
	(E)	39-54	55
	(F)	21-38	39
	(G)	1-20	21



38 Grasmere Road
Chestfield, Whitstable, CT5 3NA

Working for you and with you



38 Grasmere Road Chestfield, Whitstable, CT5 3NA

This substantial residence, built in 2023, effortlessly combines a balance of thoughtful design with luxury and practicality.

With well-appointed accommodation, totalling an extensive 367.5 sqm (3956 sqft), and family and entertaining at its heart, an impressive, efficient, and inspirational multi-functional living, dining and kitchen space successfully creates a connected space and social hub of the home.

Stylish open corner bi-folding doors look stunning open or closed and create a seamless flow from interior to exterior with a covered patio providing an all-year-round outdoor living space for alfresco entertaining, or simply rest and relaxation.

An elegant floating staircase leads to the first floor and five exceptionally large bedrooms; a principal bedroom suite with walk-in wardrobe and dressing area and luxurious en-suite shower room, four further double bedrooms, two with en-suite facilities and a family bathroom with freestanding stone bath. A superb full height landing window provides views over the cricket ground and beyond.

Sitting on a plot in excess of a quarter of an acre, extensive parking is provided by a double garage and an attractive circular driveway, there is certainly sufficient space to accommodate a motorhome, several family cars and any guest parking, with absolute ease.

This attractive home offers a wonderful opportunity to embrace the best of both worlds with a leafy countryside setting and the advantages of a coastal lifestyle almost on the doorstep.

£1,500,000



SPECIFICATIONS

GENERAL

Underfloor heating throughout the ground floor
Nordic Beech Herringbone Oak 'V' Flooring throughout the ground floor
Powder coated aluminium bi-folding doors and Upvc Oak effect window frames
Sensor lighting in all cupboards
Vertical radiators (first floor)

KITCHEN/DINER/FAMILY ROOM

Hand painted kitchen cabinetry from Peter Alexander Kitchens, Maidstone
Quartz countertops and upstand
Oak curved breakfast bar
Quooker boiling tap & cube - (chilled, filtered and sparkling water)
Neff Induction 5 ring gas hob
Bosch combination microwave
Bosch electric oven and warming drawer
Bosch integrated dishwasher
Bosch full height integrated fridge and freezer
Bosch wine cabinet
Full height pantry cupboard with shelves and drawers to the lower section
Bi-fold pantry dresser cabinet
3 bin integrated storage
Bespoke built-in seating

ENTRANCE HALL

Solid Oak front door
Floating staircase - glass balustrade and steel treads with solid Oak sleeves and ambient lighting above

SITTING ROOM

Duel fuel log burning stove
Bi-folding doors to the rear garden

WASHROOMS

Principal en-suite - Grohe fixtures, fittings and accessories
Additional en-suite facilities - Flova accessories
Bathroom - freestanding egg shaped stone bath

BEDROOMS

Built-in wardrobes to all bedrooms with sensor lighting & walk-in wardrobe/dressing area to the principal bedroom

DOUBLE GARAGE

Automatic lighting
Remote controlled door
The boiler is housed in the garage

Tenure

This property is Freehold.

Council Tax Band

Band G : £3740.82 2024/25 (we suggest that interested parties make their own investigations).

ACCOMMODATION

Entrance Hall

Cloakroom

Family/Kitchen/Dining Room

36'10 x 22'1 (11.23m x 6.73m)

Sitting Room

17'4 x 15'4 (5.28m x 4.67m)

Lounge

15'7 x 11'7 (4.75m x 3.53m)

Home Office/Study

8'8 x 7'9 (2.64m x 2.36m)

Utility Room

11'7 x 5'9 (3.53m x 1.75m)

Double Garage

20'3 x 17'11 (6.17m x 5.46m)

Principal Bedroom

22'1 x 18'7 (6.73m x 5.66m)

Walk-in closet/dressing area

14'4 x 5'10 (4.37m x 1.78m)

En-Suite Shower Room

13'5 x 5'3 (4.09m x 1.60m)

Bedroom 2

20'9 x 17'11 (6.32m x 5.46m)

En-Suite Shower Room

Bedroom 3

17'11 x 15'1 (5.46m x 4.60m)

En-Suite Shower Room

7'10 x 4'5 (2.39m x 1.35m)

Bedroom 4

16'7 x 11'7 (5.05m x 3.53m)

Bedroom 5

15'7 x 11'7 (4.75m x 3.53m)

Bathroom

9'1 x 7'10 (2.77m x 2.39m)

