

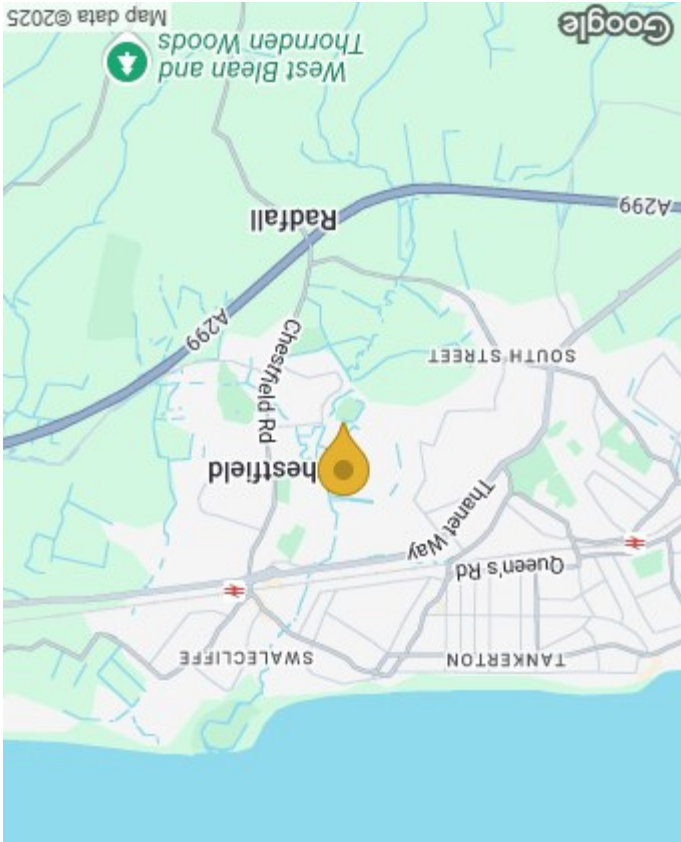


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England & Wales	
EU Directive	2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	
(91-100)	
Very energy efficient - lower CO ₂ emissions	
(A+)	
(A)	
(B)	
(C)	
(D)	
(E)	
(F)	
(G)	
Current	Potential

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Very energy efficient - lower running costs	
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Current	Potential



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 : £3,838.75 2025/26 (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)

