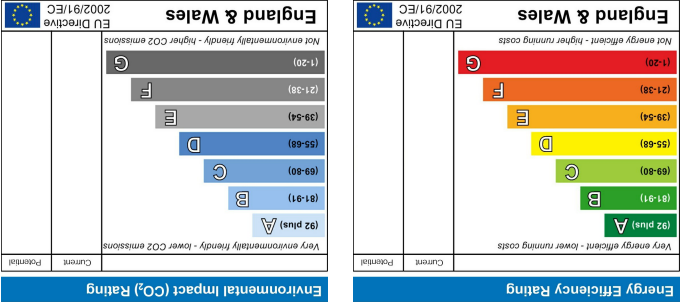
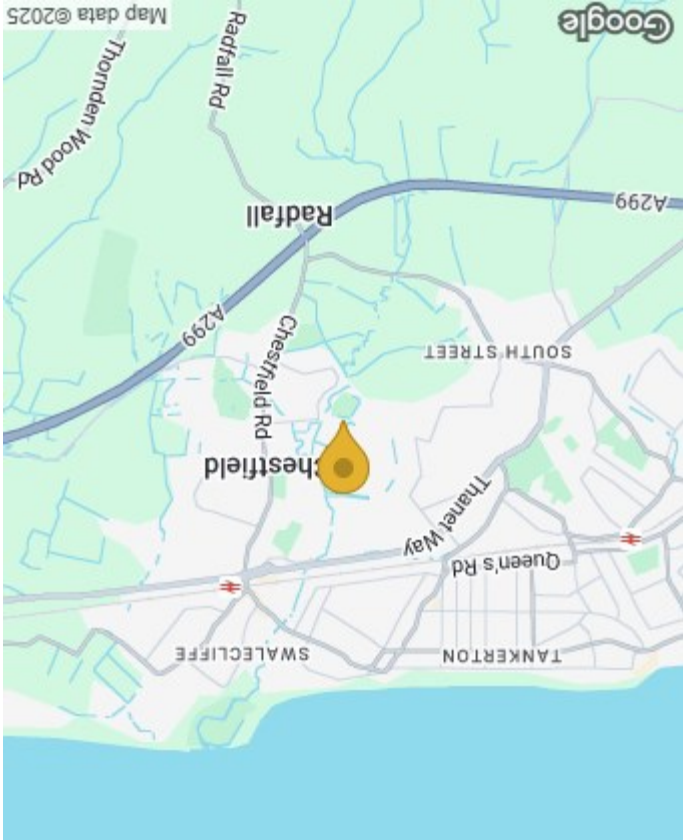


40a Grasmere Road
Chestfield, Whitstable, CT5 3NA

Working for you and with you



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

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Individual Building Plot with Planning Permission in Favoured Chestfield

A fabulous opportunity to acquire a building plot with full planning permission for an attractive and beautifully designed four-bedroom detached home approximately 213sqm/2292 sqft.

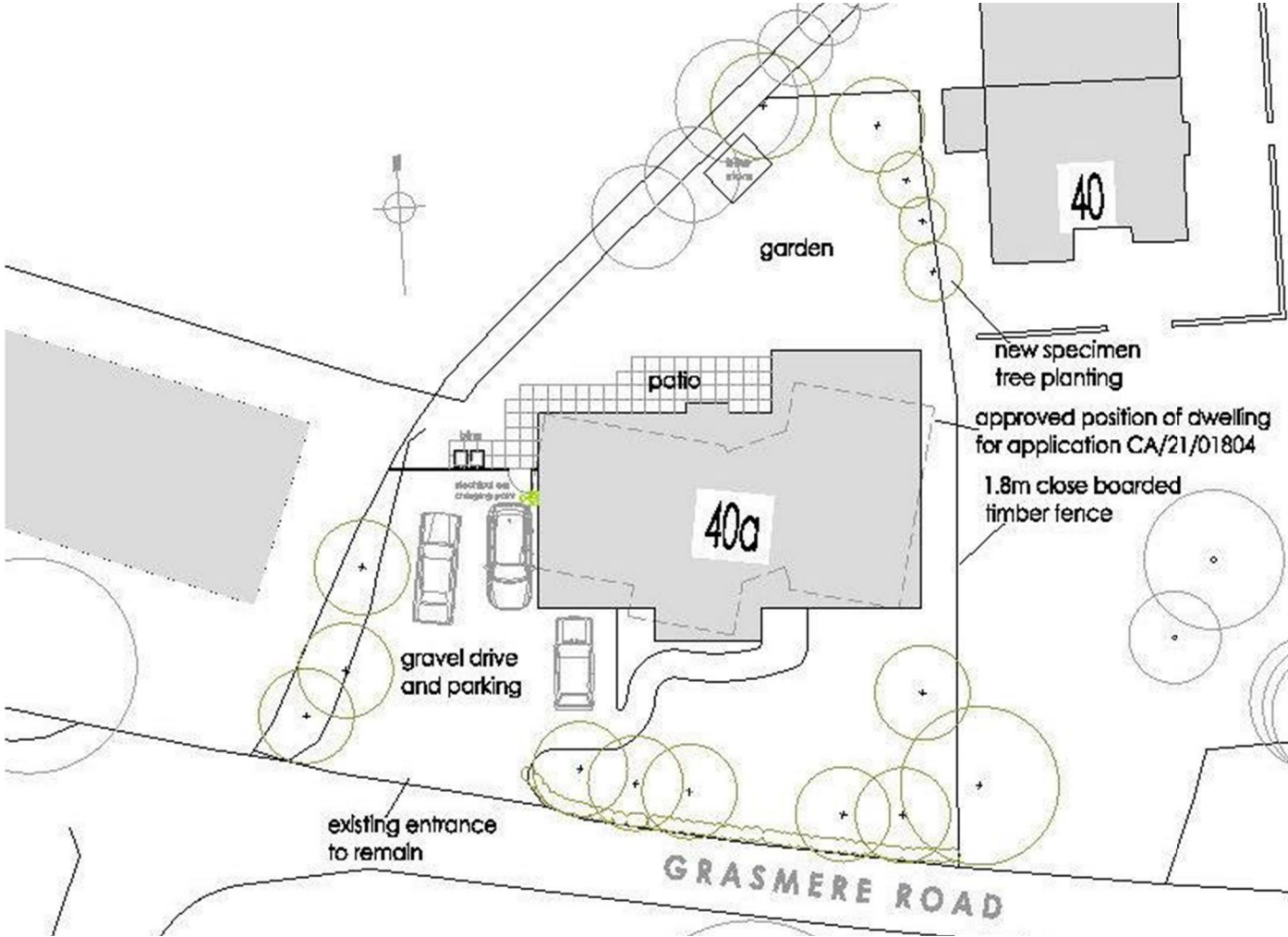
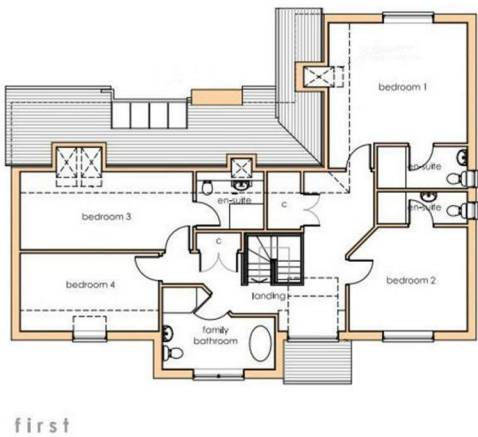
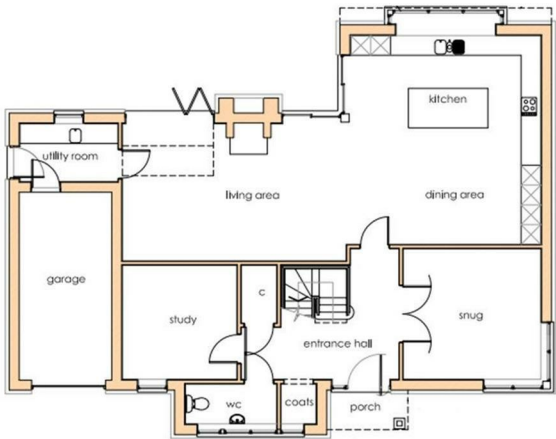
Offering the best of both worlds with vibrant greenery and countryside views over Chestfield Cricket Club, and a coastal lifestyle almost on the doorstep, this is an outstanding opportunity for self-builders or developers to create a dream home in a prestigious private lane with restricted access via a residents' secure digital code offering enhanced privacy in a peaceful setting.

Spacious and versatile, the accommodation has been designed with open plan living in mind promoting a sense of connection and effortless interaction among family and friends whilst retaining separate living spaces, snug and study, for those quieter moments.

A principal bedroom with en-suite, three additional double bedrooms, two of which also benefit from en-suite facilities, and a stylish family bathroom occupy the first floor.

This is an outstanding opportunity to purchase what is potentially the last individual plot in Chestfield blending thoughtful design with an enviable setting.

£500,000



Overall Plot Dimensions (Approx)

95' narr to 23' x 103' max
(28.96m narr to 7.01m x 31.39m max)

Planning Permission

Information relating to the application can be found on Canterbury City Council website
CA/21/01804/FUL

Ground Floor Accommodation

Spacious Entrance Hall
Open Plan Living 41' x 21'3 max (12.5m x 6.5 max)
Utility Room
Snug
Study
Ground Floor WC

First Floor Accommodation

Principal Bedroom 17' x 16' (5.2m x 4.9m)+ En-Suite
Bedroom 2 13'4 x 12'4 (4.1 x 3.8)+ En-Suite
Bedroom 3 19'6 x 9'2 (6m x 2.8m)+ En-Suite
Bedroom 4 15'7 x 9'2 (4.8m x 2.8m)
4 Piece Family Bathroom

Integral Garage

Vendor's Comments

There is a strong and friendly community spirit in Grasmere Road.

Viewing Arrangements

Flexible viewing arrangements 7 days a week - please call Spiller Brooks Estate Agents 01227 272155 or email info@spillerbrooks.co.uk to arrange your viewing.

Floorplans & Dimensions

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Location & Amenities

An array of local amenities are easily accessible including

Picturesque Tankerton seafront (1.3 miles)

Tankerton high street with a selection of shops & eateries (1.2 miles on foot)

Chestfield Golf Club (0.4 miles)

Chestfield Barn, a well-regarded restaurant and Public House (0.3 miles)

Sainsburys & B&Q superstores (1 mile)

Chestfield Medical Centre (1 mile)

Chestfield & Swalecliffe railway station providing a regular service to London for work or visiting the capital for pleasure (0.9 miles)

Canterbury (6.5 miles) is well served with a number of public schools, state schools and higher educational facilities as well as a wealth of amenities including The Marlowe Theatre, restaurants, well known retailers and the Whitefriars Shopping Centre.

