



Treetops
Wraik Hill | Whitstable | Kent | CT5 3BY

TREETOPS



Step inside

Coastal Dream

Treetops, Wraik Hill, Whitstable, a rare coastal estate blending luxury living, sweeping acreage and exceptional lifestyle amenities.

Set within 1.97 acres of beautifully arranged grounds, Treetops is a distinguished detached residence rebuilt in 2006 and elevated today into a truly unique Whitstable sanctuary. This is not simply a home, it is a private coastal domain with panoramic views, extensive leisure facilities, equestrian-ready land, and a level of space and privacy almost never found this close to Whitstable's vibrant coastline. The main house unfolds with a sense of elegance and architectural interest, most notably in its stunning lounge/diner, where a turret-style feature frames enchanting views across the rear gardens. Light pours through every angle, creating a serene, uplifting atmosphere.

The triple-aspect kitchen/breakfast/family room is equally impressive, a sociable, expansive space designed for both everyday living and memorable gatherings. A downstairs shower room adds convenience, while the ground floor also hosts a self-contained one bedroom annexe. Accessible internally yet equipped with its own private entrance, it is ideal for multi-generational living, guests, or independent accommodation.

Upstairs, three beautifully proportioned bedrooms and a family bathroom provide comfort and calm. The principal bedroom is a standout feature: complete with an ensuite shower room and a private balcony, it offers elevated, far-reaching views across Whitstable's iconic coastline, a breathtaking backdrop for morning coffee or sunset unwinding.

The second floor introduces a versatile loft room and a roof terrace, further enhancing the panoramic outlook and offering yet another space to enjoy the coastal horizon.

The 1.97 acre estate unfolds across beautifully arranged grounds, featuring three paddocks ideal for equestrian pursuits or hobby farming, along with front, rear and side gardens that wrap elegantly around the main house. With extensive parking for residents and guests, the property is designed to celebrate outdoor living, offering exceptional space, privacy and versatility in every direction.

The detached spa complex is one of Treetops' most extraordinary features, a private, luxury wellness retreat rarely found in a residential setting. Designed for personal indulgence or a boutique business venture, it encompasses three treatment rooms, a studio/gym, a welcoming reception area, two shower rooms, two changing rooms, and a vast indoor heated swimming pool. Complemented by its own dedicated car park, the spa offers seamless convenience for visiting family, private clients, or commercial use, making it an exceptional lifestyle and business asset within the estate.

Beyond the spa, the estate provides an impressive suite of additional lifestyle facilities, including a large outbuilding with a garage, store room and four stables, a second outbuilding housing a workshop and further storage, and a kennel block comprising ten kennels, ideal for canine enthusiasts or professional use. Together, these amenities offer exceptional flexibility, supporting equestrian pursuits, hobby farming, car collection, craft workshops or dedicated kennelling with ease.

Treetops is a coastal estate of exceptional scale and character, a home that offers luxury living, business potential, wellness facilities, equestrian-ready land, and panoramic sea views, all within easy reach of Whitstable's charming town and shoreline.











Seller Insight

“ Wraik Hill has been an exceptional place to call home, a peaceful, elevated position on the edge of Whitstable that gives you the best of both worlds: tranquillity, space and countryside surroundings, yet only moments from the town's vibrant coastal lifestyle. From here, you can reach Whitstable's famous beach and harbour in just a few minutes, making spontaneous seaside walks, paddleboarding sessions or sunset dinners by the water part of everyday life.

The location is wonderfully convenient. Whitstable's boutique shops, cafés, restaurants and independent stores are all close by, along with practical essentials such as supermarkets, pharmacies and local services. Canterbury is also easily accessible for larger retail, cultural attractions and historic charm.

Families benefit from a strong choice of local schools, including highly regarded primary and secondary options in Whitstable, as well as grammar schools and private education in nearby Canterbury. Everything is within comfortable reach, making school runs straightforward.

Travel connections have always been a major advantage. Whitstable station offers regular rail services to London, making commuting or visiting the capital simple, while the A299 provides fast road links to Canterbury, Faversham, Thanet and the wider motorway network. Whether travelling for work or leisure, getting around is effortless.

What we've loved most is the balance: the coastline just below, countryside all around, and amenities close enough to make life easy without ever compromising the sense of privacy and calm. Wraik Hill truly offers a lifestyle that feels both relaxed and connected, a rare combination that has made living here incredibly special.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

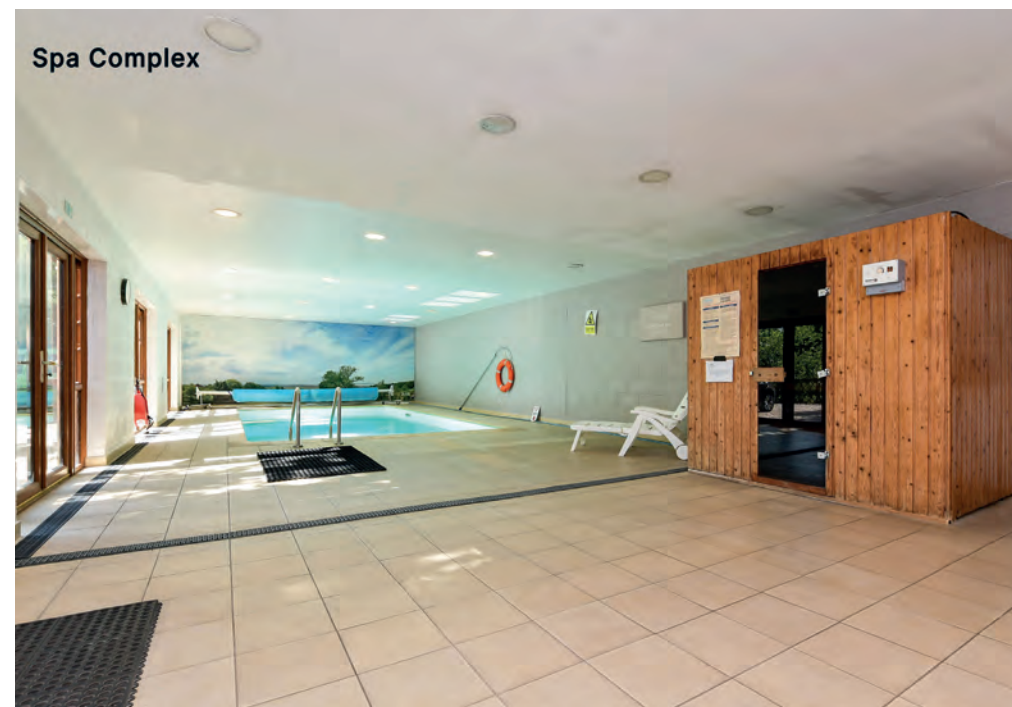












Spa Complex





Travel

By Road:	
Whitstable station	2.2 miles
Canterbury	7.1 miles
Dover Docks	25.7 miles
Channel Tunnel	22.7 miles
Gatwick Airport	62.7 miles
Charing Cross	60.3 miles

By Train from Whitstable	
High-Speed St. Pancras	1hr 15 mins
Canterbury	31 mins
London Charing Cross	1 hr 40 mins
London Victoria	1hr 41 mins
Ashford	1hr 32 mins
Canterbury West to St Pancras	54 mins

Leisure Clubs & Facilities

Whitstable and Seasalter Golf Club	01227 272020
Whitstable Yacht Club	01227 272942
Chestfield Golf Club	01227 794411
Whitstable Sports Centre	01227 274394
Whitstable Swimming pool	01227 772422

Healthcare

Whitstable Medical Centre	01227 795130
Estuary View Medical Centre	01227 284300
Kent and Canterbury Hospital	01227 766877

Education

Primary Schools:	
Blean Primary	01227 471254
St Mary's Catholic Primary	01227 272692
Swalecliffe Community Primary	01227 272101
Kings Junior	01227 714000
St Edmunds Junior	01227 475000
Kent College Junior	01227 762436

Secondary Schools:	
Simon Langton Grammar (Boys)	01227 463567
Simon Langton Grammar (Girls)	01227 463711
Barton Court Grammar	01227 464600
Kings School	01227 595501
Kent College	01227 475000
St Edmunds	01227 783231

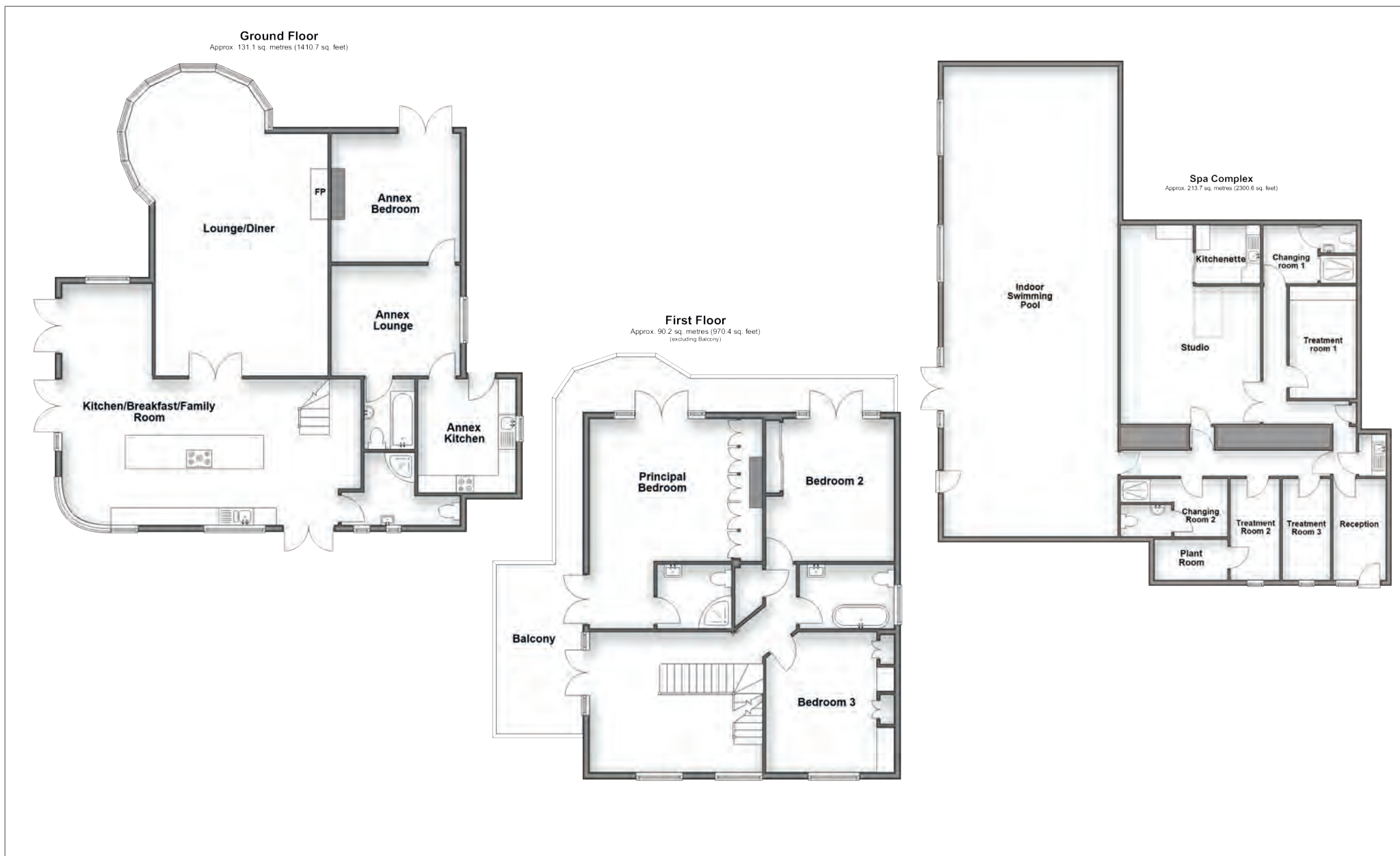
Entertainment

Marlowe Theatre	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Fordwich Arms	01227 286690
Sportsman Seasalter	01227 273370
East Coast Dining Room	01227 281180
Wheelers Oyster Bar	01227 273311

Local Attractions / Landmarks

Whitstable Harbour
Tankerton Slopes
Druid Stone Park
Wildwood Park
Whitstable Castle and gardens
Canterbury Cathedral
Canterbury Tales





Outbuilding - Kennels
Approx. 54.9 sq. metres (591.0 sq. feet)



Outbuilding 2
Approx. 79.2 sq. metres (852.1 sq. feet)



Outbuilding 3
Approx. 56.5 sq. metres (608.4 sq. feet)



GROUND FLOOR

Kitchen/Breakfast/Family Room	(L-shaped) 28'4 maximum x 14'0 (8.64m x 4.27m) plus 9'0 x 8'0 (2.75m x 2.44m)
Lounge/Diner	28'8 into bay x 16'4 up to bay (8.74m x 4.98m)
Shower Room	12'0 x 10'4 (3.66m x 3.15m)
Annexe Lounge	10'1 x 9'5 (3.08m x 2.87m)
Annexe Kitchen	12'4 x 11'10 (3.76m x 3.61m)
Annexe Bedroom	
Annexe Bathroom	

FIRST FLOOR

Landing	
Principal Bedroom	20'0 (6.10m) narrowing to 13'7 (4.14m) x 13'5 up to fitted wardrobes (4.09m)
En Suite Shower Room	
Bedroom 2	13'8 x 12'4 (4.17m x 3.76m)
Bedroom 3	13'6 x 12'6 (4.12m x 3.81m)
Bathroom	8'11 x 6'0 (2.72m x 1.83m)
Balcony	

SECOND FLOOR

Bedroom 4	19'5 x 9'4 (5.92m x 2.85m)
Roof Terrace	

OUTBUILDING 1 (SPA COMPLEX)

Reception	11'7 x 7'4 (3.53m x 2.24m)
Inner Hall	
Utility Room	
Treatment Room 1	11'8 x 5'8 (3.56m x 1.73m)
Treatment Room 2	11'7 x 5'9 (3.53m x 1.75m)
Plant Room	
Changing Room 1	7'2 x 6'8 (2.19m x 2.03m)
Shower Room	
WC	
Studio	23'1 (7.04m) narrowing to 16'0 (4.88m) x 16'4 (4.98m)
Kitchenette	7'5 x 6'8 (2.26m x 2.03m)
Treatment Room 3	13'0 x 7'8 (3.97m x 2.34m)
Indoor Swimming Pool	55'7 x 20'3 (16.95m x 6.18m)
Shower	
WC	
Changing Room 2	6'6 x 6'4 (1.98m x 1.93m)

OUTBUILDING 2 (BARN)

Garage	19'5 x 10'8 (5.92m x 3.25m)
Store Room	19'0 x 10'9 (5.80m x 3.28m)
Stable 1	10'0 x 9'2 (3.05m x 2.80m)
Stable 2	16'1 x 8'1 (4.91m x 2.47m)
Stable 3	13'1 x 10'0 (3.99m x 3.05m)
Stable 4	9'1 x 8'8 (2.77m x 2.64m)

OUTBUILDING 3 (STABLE BLOCK)

Workshop	27'2 x 11'1 (8.29m x 3.38m)
Room	11'3 (3.43m) x 9'8 (2.95m) narrowing to 6'9 (2.06m)
Store Room	19'1 x 11'2 (5.82m x 3.41m)

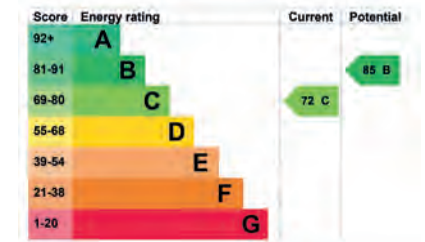
OUTBUILDING 4 (KENNELS)

Kennel 1	12'0 x 4'6 (3.66m x 1.37m)
Kennel 2	12'0 x 4'6 (3.66m x 1.37m)
Kennel 3	12'0 x 4'6 (3.66m x 1.37m)
Kennel 4	12'0 x 4'6 (3.66m x 1.37m)
Kennel 5	12'0 x 4'6 (3.66m x 1.37m)
Kennel 6	12'0 x 4'6 (3.66m x 1.37m)
Kennel 7	12'0 x 4'6 (3.66m x 1.37m)
Kennel 8	12'2 x 4'4 (3.71m x 1.32m)
Kennel 9	12'2 x 4'4 (3.71m x 1.32m)
Kennel 10	12'2 x 4'4 (3.71m x 1.32m)

OUTSIDE

Rear Garden
Side Garden
Front Garden
Driveway
Paddock 1
Paddock 2
Paddock 3

Council Tax Band: F
Tenure: Freehold





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (0)1227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

