

CHRISTOPHER HODGSON



Chestfield, Whitstable
£495,000 Freehold



Chestfield, Whitstable

24 Laxton Way, Chestfield, Whitstable, Kent, CT5 3JN

A spacious detached bungalow enjoying a peaceful position at the end of a quiet cul-de-sac within close proximity of Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, Chestfield medical centre and Chestfield & Swalecliffe train station (0.7 miles). The property is ideally positioned for access to both Whitstable and Canterbury.

The generously proportioned accommodation is arranged to provide an entrance hall, a sitting/dining room, a kitchen, three generous bedrooms, and two

well-appointed shower rooms, one of which is en-suite to the principal bedroom.

The thoughtfully landscaped rear garden extends to 42 ft (12.8 m), incorporating a raised seating area, and is encompassed by mature planting. The front garden measures 44ft (13.4 m) in depth, and an attached garage and a driveway provide off-street parking for two vehicles. No onward chain.



LOCATION

Laxton Way enjoys a convenient position located just off Chestfield Road within this favoured village which is situated between Canterbury and Whitstable. The village is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London (Victoria & Cannon St approximately 1hr 20mins), Chestfield Medical Centre, Sainsburys Supermarket and a bus route connecting the local areas. The house is just a short stroll from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Whitstable town centre is approximately 2.8 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 5 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting/Dining Room 23'6" x 15'7" (7.16m x 4.75m)
- Kitchen 11'5" x 8'8" (3.47m x 2.63m)
- Bedroom 1 11'11" x 10'10" (3.62m x 3.30m)
- Bedroom 2 10'11" x 9'11" (3.33m x 3.02m)
- En-Suite Shower Room
- Bedroom 3 12'6" x 8'1" (3.81m x 2.46m)
- Shower Room

OUTSIDE

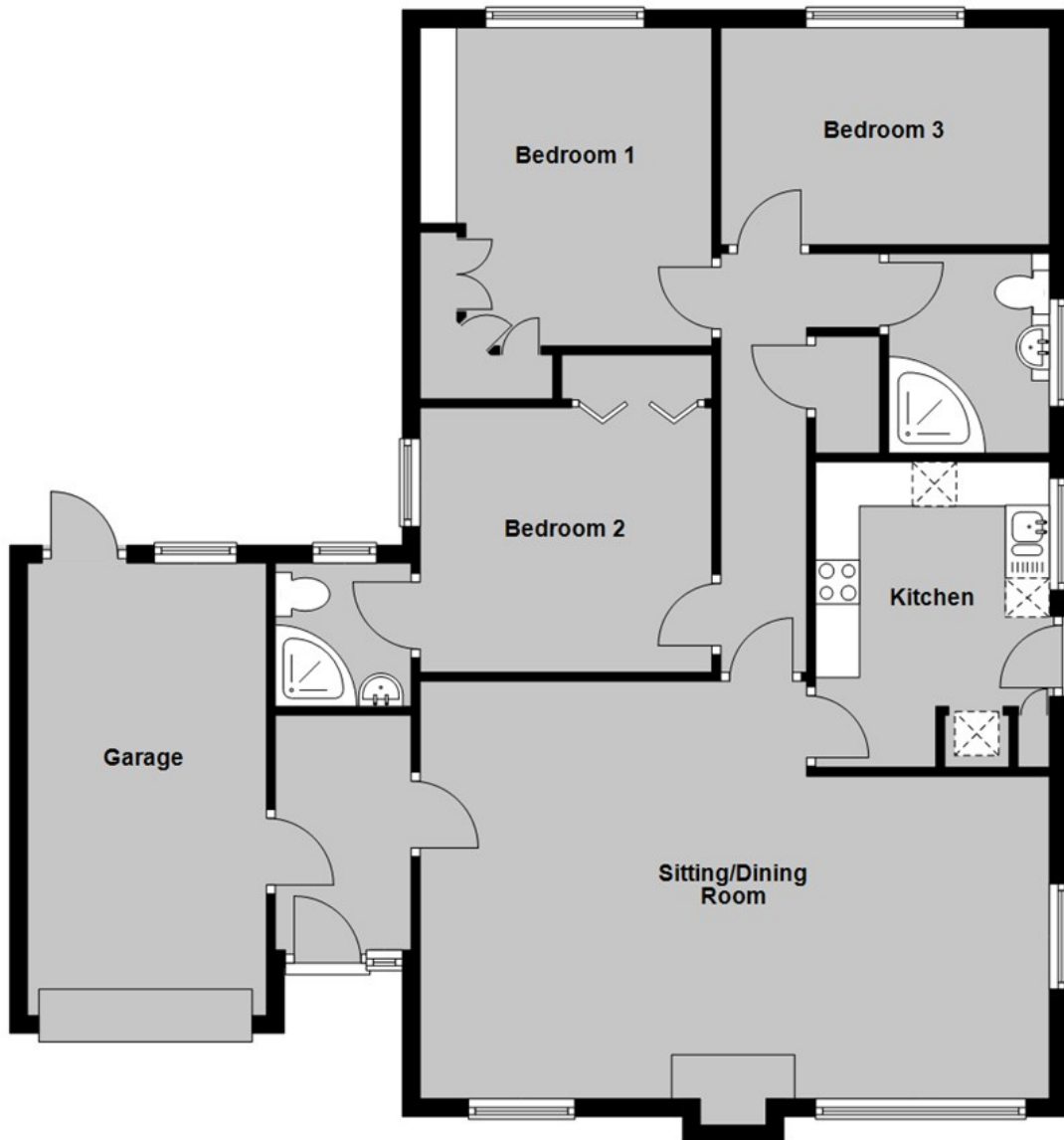
- Rear Garden 42' x 25' (12.80m x 7.62m)
- Front Garden 44' x 27' (13.41m x 8.23m)
- Garage 16'11" x 8'11" (5.16m x 2.72m)





Ground Floor

Main area: approx. 94.5 sq. metres (1017.3 sq. feet)
Plus garages, approx. 14.0 sq. metres (150.7 sq. feet)



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Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,874.69.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy efficiency below average - higher running costs	E		
Below average energy efficiency - higher running costs	F		
Energy efficiency below average - higher running costs	G		
Very energy inefficient - higher running costs	H		
Very energy inefficient - higher running costs	I		
Very energy inefficient - higher running costs	J		
England & Wales		Current	Potential

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