



CHRISTOPHER HODGSON

Whitstable

Oakwell House, Willow Road, Whitstable, Kent, CT5 3DW

Freehold

Oakwell House is an exceptional family home set within a peaceful and secluded woodland environment, boasting substantial grounds of just over one acre. The property is approached via a private driveway from Willow Road, on the outskirts of Whitstable, and enjoys a convenient location just 5 miles from Canterbury.

This impressive contemporary residence has been extensively remodelled to provide beautifully presented accommodation extending to approximately 4,228 sq ft (393 sq m). The layout includes a striking entrance hall with a bespoke ironwork staircase rising to a galleried landing, a generous sitting room, and a luxurious kitchen/breakfast room featuring a vaulted ceiling and bi-folding doors opening onto the gardens. There are four double bedrooms, including a principal suite with a dressing room, and four bathrooms (three en-suite).

The stunning gardens offer an idyllic setting for relaxation and entertaining, incorporating a large decked terrace overlooking a natural pond and a 3G football pitch. A triple garage and sweeping shingled driveway provide ample parking, secured by electronic gates. Additionally, planning permission (Ref: CA/22/02082) has been granted for a single-storey extension to create a swimming pool, reception area, gymnasium, sauna, and jacuzzi.

LOCATION

Willow Road is a desirable location on the outskirts of Whitstable and is well served by both Whitstable and Canterbury. The seaside town of Whitstable (1.9 miles) is renowned for its watersports facilities and well regarded restaurants. The Cathedral city of Canterbury (5.1 miles) 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 and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Fast and frequent rail services to London can be accessed from both Canterbury and Whitstable: from Canterbury West Station – St Pancras (56 minutes) / Charing Cross (92 minutes) from Whitstable Station – St Pancras (73 minutes) / Victoria (80 minutes). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 26'7" x 22'3" (8.11m x 6.79m)
- Kitchen/Breakfast Room 39'7" x 22'2" (12.07m x 6.76m)
- Utility Room 14'1" x 7'9" (4.29m x 2.36m)
- Utility Room 6'5" x 6'0" (1.96m x 1.83m)
- Shower Room
- Bedroom 1 17'8" x 15'1" (5.39m x 4.61m)
- En-Suite Shower Room
- Dressing Room 14'7" x 12'2" (4.44m x 3.70m)

- Bedroom 4 11'10" x 16'8" (3.61m x 5.08m)
- En-Suite Shower Room

FIRST FLOOR

- Bedroom 2 18'5" x 14'8" (5.61m x 4.47m)
- En-Suite Shower Room
- Bedroom 3 17'6" x 11'8" (5.33m x 3.55m)
- Bathroom

OUTSIDE

- Garden
- Triple Garage









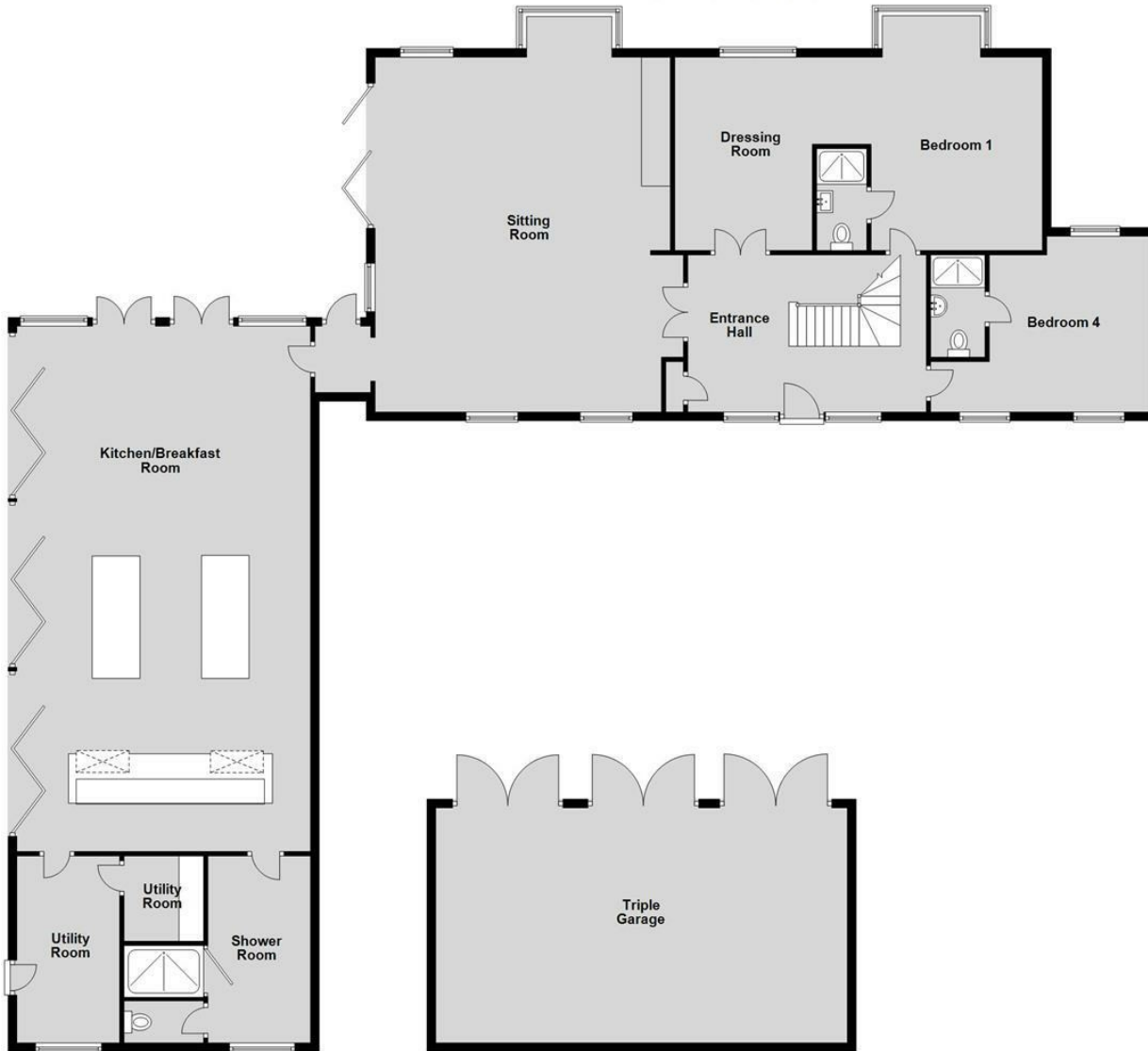
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ENERGY PERFORMANCE CERTIFICATE

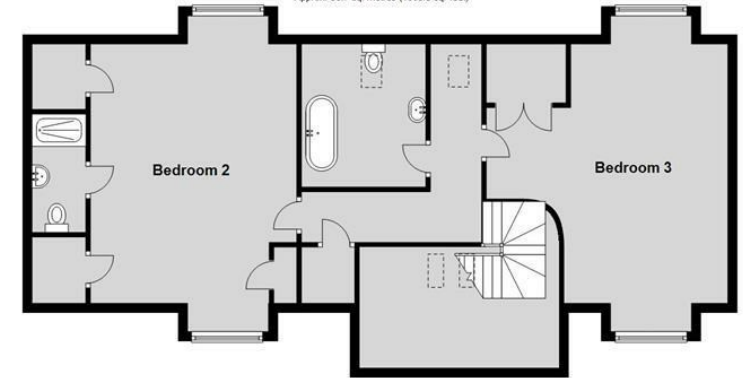
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Ground Floor
Approx. 299.1 sq. metres (3219.6 sq. feet)



First Floor
Approx. 93.7 sq. metres (1008.5 sq. feet)



Total area: approx. 392.8 sq. metres (4228.2 sq. feet)



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