



6 Chapman Fields, Cliffsend, Ramsgate CT12 5LB





GUILDCREST ESTATES

Chapman Fields, Clifffsend,  
Ramsgate CT12 5LB

**£650,000**

Located on the desirable Chapman Fields development in the popular area of Clifffsend, Ramsgate, this modern detached house, built in 2006, offers a perfect blend of style and comfort for family living. With four well-proportioned bedrooms, including a primary suite complete with an ensuite shower room and built-in wardrobes, this home is designed to cater to the needs of a growing family.

The property boasts three inviting reception rooms, providing ample space for relaxation and entertainment. The full-length lounge is a particular highlight, leading into a stunning orangery that fills the home with natural light. The separate dining room and a study offer additional versatility, making it easy to adapt the space to your lifestyle. The fully fitted kitchen, adorned with elegant quartz worktops, is a chef's delight, perfect for preparing family meals and the benefit of a useful utility room.

Outside, the mature and established garden is a true sanctuary, featuring a vegetable patch, a patio area for al fresco dining, a lush lawn, a greenhouse, and a shed for storage. The property also benefits from generous parking facilities, accommodating up to six vehicles, along with a double garage.

Situated in a sought-after development of stylish properties, this home is ideally located





near St Augustine's Golf Course and a nature reserve, perfect for outdoor enthusiasts. The Thanet Parkway fast link train station is also conveniently close, providing easy access to nearby towns and cities.

This delightful family home in Clifftsend offers not just a place to live, but a lifestyle to cherish. With its blend of modern amenities and charming surroundings, it truly is a property that must be seen to be appreciated.

Council Tax Band - F

Service Charge- £288.58 Per Annum



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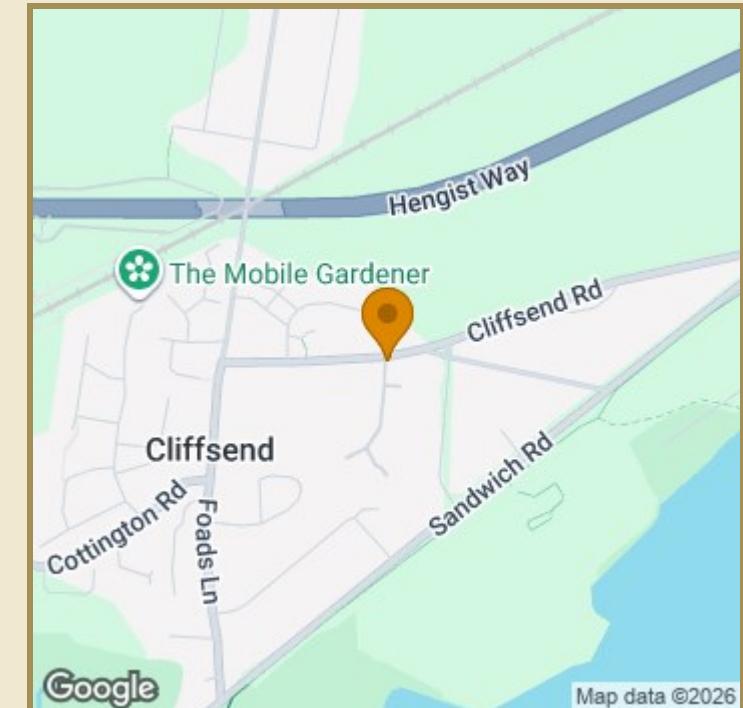
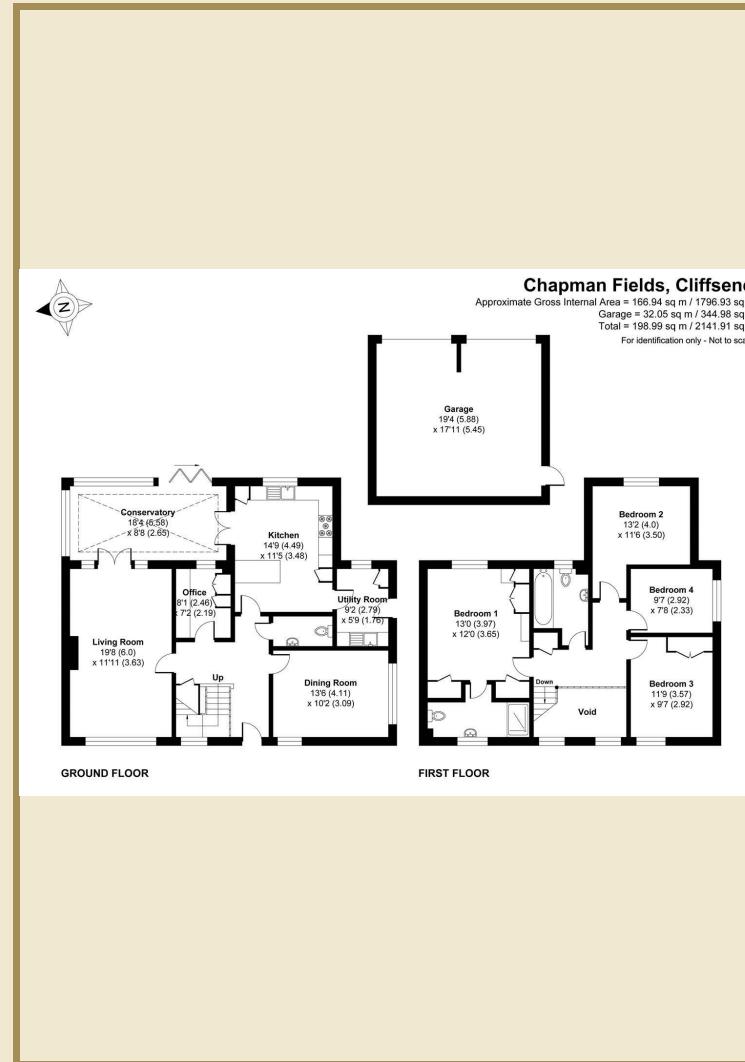
## Key Features

- Detached 4 Bedroom Home
- 3 Reception Rooms
- Study
- Orangery
- Primary Bedroom with En-suite
- Double Garage
- Large Graveled Drive
- Village Location

## Important Information

Freehold  
House - Detached  
1796.93 sq ft  
Council Tax Band F  
EPC Rating C

£650,000



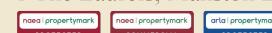
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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