



CHRISTOPHER HODGSON

# Whitstable

## *Ashcroft, Invicta Road, Whitstable, Kent, CT5 1PN*

Freehold

A substantial modern family home, built in 2021 and situated on a desirable private road within close proximity to Whitstable Community College, Church Street playing fields, supermarkets, Whitstable station (0.5 miles) and a short stroll from the bustling High Street with it's array of independent shops and highly regarded restaurants.

The exceptionally spacious accommodation of circa 3235 sq ft (300 sq m) has been thoughtfully designed in smart contemporary style, benefiting from bright open-plan living spaces and complemented by a high specification finish throughout. The ground floor is arranged to provide a generous entrance hall opening to a sitting room, an impressive open-plan living room/kitchen with an expanse of sliding doors opening to the garden, a utility room, a study, playroom and a cloakroom. To the first floor, a galleried landing leads to five double bedrooms and three luxurious bathrooms,

including two en-suites shower rooms, and a dressing room to the principal bedroom.

Outside, the rear gardens extends to 154ft (47m) and incorporates a ceramic tile terrace spanning the width of the house, a cabin with a covered seating area which would suit a variety of uses, and a garden store. An integral double garage and a driveway provide off street parking for a number of vehicles.

The property benefits from the remainder of a 10 year Build-Zone warranty.

### LOCATION

Invicta Road is a sought after residential location and is conveniently positioned for access to schools, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable is an increasingly popular and fashionable town by the sea which is located on the Kent coast. The town is well served by a variety of high street and individual retailers and a variety of watersports activities can be enjoyed at the beach.

### ACCOMMODATION

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

### GROUND FLOOR

- Entrance Hall
- Living Room/ Kitchen 26'11" x 23'7" (8.20m x 7.20m)

- Utility Room 10'3" x 6'9" (3.12m x 2.07m)
- Sitting Room 19'10" x 16'1" (6.04m x 4.90m)
- Study 12'10" x 7'8" (3.92m x 2.33m)
- Playroom 8'3" x 8'1" (2.52m x 2.47m)

- Cloakroom

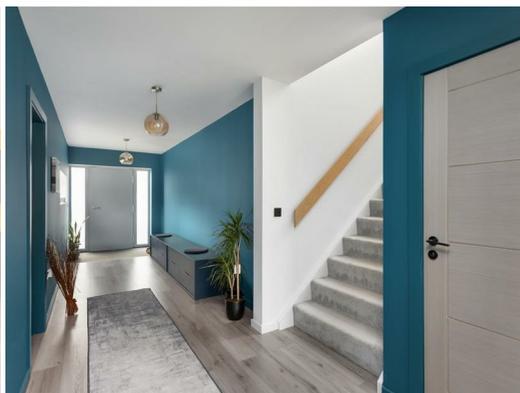
### FIRST FLOOR

- Bedroom 1 21'10" x 12'10" (6.66m x 3.92m)
- Dressing Area 10'3" x 10'10" (3.13m x 3.30m)
- En-Suite Shower Room 10'7" x 10'6" (3.23m x 3.20m)
- Bedroom 2 16'3" x 15'10" (4.95m x 4.83m )
- En-Suite Shower Room
- Bedroom 3 17'7" x 11'10" (5.35m x 3.60m)
- Bedroom 4 17'7" x 11'10" (5.35m x 3.60m)

- Bedroom 5 16'3" x 10'7" (4.95m x 3.23m )
- Bathroom 13'4" x 7'5" (4.06m x 2.26m)

### OUTSIDE

- Garden 154'7" x 59'3" (47.12m x 18.06m)
- Cabin 12'8" x 9'3" (3.86m x 2.82m)
- Garden Store 12'8" x 9'10" (3.86m x 3.00m)
- Double Garage 17'1" x 16'5" (5.21m x 5.00m)









**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

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### ENERGY PERFORMANCE CERTIFICATE

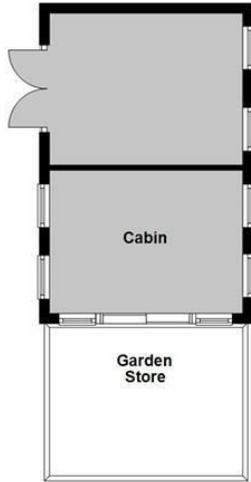
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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### Ground Floor

Main area: approx. 142.9 sq. metres (1537.8 sq. feet)  
Plus garages: approx. 27.1 sq. metres (291.5 sq. feet)  
Plus outbuildings: approx. 22.8 sq. metres (245.7 sq. feet)



Main area: Approx. 306.5 sq. metres (3299.3 sq. feet)  
Plus garages: approx. 27.1 sq. metres (291.5 sq. feet)  
Plus outbuildings: approx. 22.8 sq. metres (245.7 sq. feet)

### First Floor

Approx. 163.6 sq. metres (1761.4 sq. feet)





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