

CHRISTOPHER HODGSON



**Chestfield, Whitstable**  
**Guide Price £675,000**

Freehold



# Chestfield, Whitstable

## *49 Plantation Road, Chestfield, Whitstable, Kent, CT5 3LQ*

A unique and exciting opportunity to acquire a detached house occupying an exceptionally generous plot totalling 0.41 acres, at the end of a desirable cul-de-sac within this favoured village. The property is within proximity of shops and amenities, Chestfield Medical Centre, Village Hall, Chestfield station (0.5 miles) and is easily accessible to both Canterbury and Whitstable.

The house now requires a programme of refurbishment throughout and has considerable scope for significant extension and remodelling (subject to all necessary consents and approvals being obtained), which, once complete, would result in an exceptional family home.

The generously proportioned accommodation is currently arranged to provide an entrance porch, entrance hall, sitting room opening to a dining area, a kitchen, a utility, and a double bedroom with an en-suite shower room. To the first floor, there are three bedrooms, a shower room, and a separate cloakroom.

The notably large west-facing gardens are a particularly attractive feature of the property, extending to 185ft (56m). A driveway provides off-street parking for a number of vehicles and access to both a detached garage and an integral garage. No onward chain.



### LOCATION

Plantation Road is a desirable location within the popular village of Chestfield, 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 80 minutes), 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 2.3 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 22'2" x 11'3" (6.76m x 3.43m)
- Dining Area 13'0" x 9'5" (3.96m x 2.87m)

- Kitchen 16'2" x 8'6" (4.93m x 2.59m)
- Utility Room 11'6" x 8'2" (3.51m x 2.50m)
- Bedroom 1 15'1" x 13'5" (4.60m x 4.09m)
- En-Suite Shower Room

#### FIRST FLOOR

- Bedroom 2 20'2" x 12'7" (6.14m x 3.83m)
- Bedroom 3 14'10" x 8'5" (4.52m x 2.57m)
- Bedroom 4 8'2" x 7'7" (2.50m x 2.30m)
- Shower Room
- Cloakroom

#### OUTSIDE

- Integral Garage 15'7" x 8'2" (4.75m x 2.49m)
- Cloakroom
- Detached Garage 18'8" x 14'1" (5.69m x 4.29m)



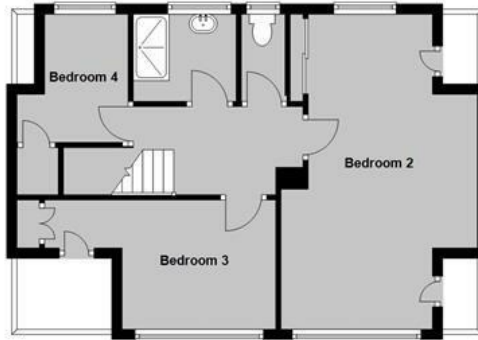
**Ground Floor**

Main area: approx. 99.4 sq. metres (1069.7 sq. feet)  
Plus garages, approx. 36.1 sq. metres (388.7 sq. feet)



**First Floor**

Approx. 48.3 sq. metres (520.4 sq. feet)



Main area: Approx. 147.7 sq. metres (1590.1 sq. feet)  
Plus garages, approx. 36.1 sq. metres (388.7 sq. feet)

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

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
90-95 Energy efficient Green rating scale	B		
80-85 Energy efficient Green rating scale	C		
70-75 Energy efficient Green rating scale	D		
65 Energy efficient Green rating scale	E		
55-60 Energy efficient Green rating scale	F		
45-50 Energy efficient Green rating scale	G		
35-40 Energy efficient Green rating scale	H		
25-30 Energy efficient Green rating scale	I		
15-20 Energy efficient Green rating scale	J		
10-15 Energy efficient Green rating scale	K		
5-10 Energy efficient Green rating scale	L		
0-5 Energy efficient Green rating scale	M		
Energy Efficiency Rating		76	76
England & Wales		01 December 2020/2021	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

