



CHRISTOPHER HODGSON

# Chestfield, Whitstable

## 20 Cherry Orchard, Chestfield, Whitstable, Kent, CT5 3NH

Freehold

An exceptionally spacious and beautifully presented family home extending to 1959 sq ft (182 sq m), ideally situated in the desirable village of Chestfield, accessible to the fashionable coastal town of Whitstable and the Cathedral City of Canterbury. The property is conveniently positioned within close proximity of Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, medical centre, supermarkets, bus routes and Chestfield & Swalecliffe station.

The property has been comprehensively extended and remodelled and now provides bright and spacious accommodation presented in smart contemporary style throughout. The ground floor is arranged to provide an entrance hall, a sitting room, an impressive open-plan living room with kitchen, a utility room, and a double bedroom with a walk-in wardrobe and en-suite shower room.

To the first floor, there are three double bedrooms and a family bathroom, including the principal bedroom, which includes a walk-in wardrobe, en-suite bathroom and a Juliet balcony overlooking the garden.

The south-facing garden is a particularly attractive feature of the property, extending to 71ft (21m), and incorporating a natural stone terrace spanning the width of the property, and a garden studio which would suit a variety of uses. A driveway provides off-street parking for several vehicles.

### LOCATION

Cherry Orchard is a much sought after 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 (approximately 80 mins) and high speed links to London St Pancras (approximately 73 mins). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property 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 3.1 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 Room 12' x 10'9" (3.66m x 3.28m)
- Living Room/Kitchen 27'9" x 18'11" (8.46m x 5.77m)
- Utility Room 8'7" x 8'6" (2.62m x 2.59m)
- Bedroom 2 10'11" x 8'7" (3.33m x 2.62m)
- Walk In Wardrobe 7'8" x 4'8" (2.34m x 1.42m)
- En-Suite Shower Room 7'6" x 5'7" (2.29m x 1.70m)

#### Cloakroom

#### FIRST FLOOR

- Bedroom 1 15'3" x 11'11" (4.65m x 3.63m)
- Walk In Wardrobe 12'2" x 5'4" (3.71m x 1.63m)

- En-Suite Bathroom 9' x 6'2" (2.74m x 1.88m)

- Bedroom 3 20'10" x 8'7" (6.35m x 2.62m)

- Bedroom 4 14'7" x 12'2" (4.45m x 3.71m)

- Bathroom 12'3" x 5'11" (3.73m x 1.80m)

#### OUTSIDE

- Garden 71'5" x 41'7" (21.79m x 12.70m)

- Garden Studio 10'2" x 17'11" (3.10m x 5.46m)









**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>			
(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			
EU Directive 2002/91/EC		77	83
England & Wales			

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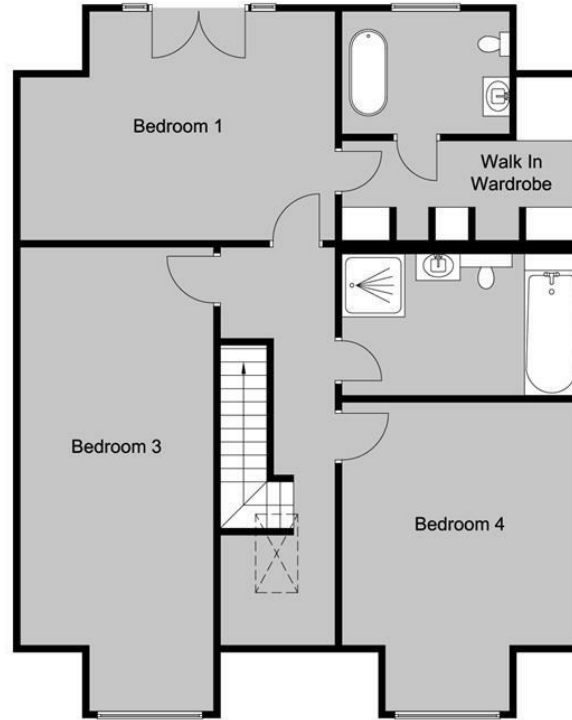
### Ground Floor

Main area: approx. 102.8 sq. metres (1106.5 sq. feet)



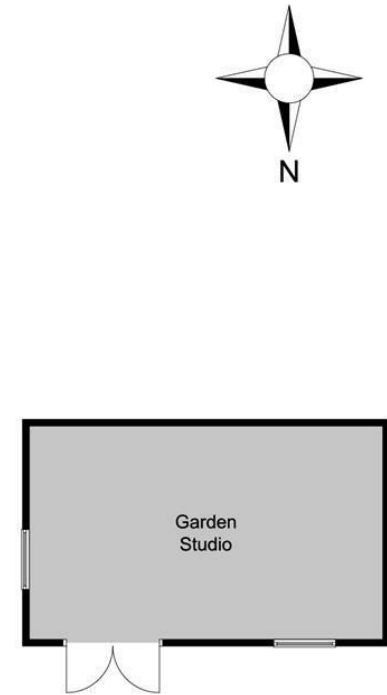
### First Floor

Main area: approx. 81.7 sq. metres (879.4 sq. feet)



### Outbuilding

Main area: approx. 17.1 sq. metres (184.1 sq. feet)



Main area: Approx. 182.0 sq. metres (1959.0 sq. feet)

Plus Outbuilding: Approx. 17.1 sq. metres (184.1 sq. feet)





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