



CHRISTOPHER HODGSON

Chestfield, Whitstable

China Cottage, Broomfield Gate, Chestfield, Whitstable, Kent, CT5 3ES

Freehold

A rare opportunity to acquire a substantial chalet house in a delightful woodland setting. 'China Cottage' is situated in a highly desirable private road on the outskirts of Chestfield, ideally positioned for access to Whitstable (3 miles) and Canterbury (4.5 miles).

The property now requires refurbishment throughout, and occupies a generous plot with a frontage of approximately 90ft (27.4m) to Broomfield Gate and an overall depth in the region of 193ft (58.8m). There is considerable scope to extend and remodel the existing building to create an exceptional family home (subject to all necessary consents and approvals being obtained).

The spacious accommodation is currently arranged on the ground floor to provide an entrance hall, sitting room, dining room, kitchen, breakfast room, three spacious double bedrooms, a bathroom, and a cloakroom. The first floor is occupied by the principal bedroom and a second bathroom.

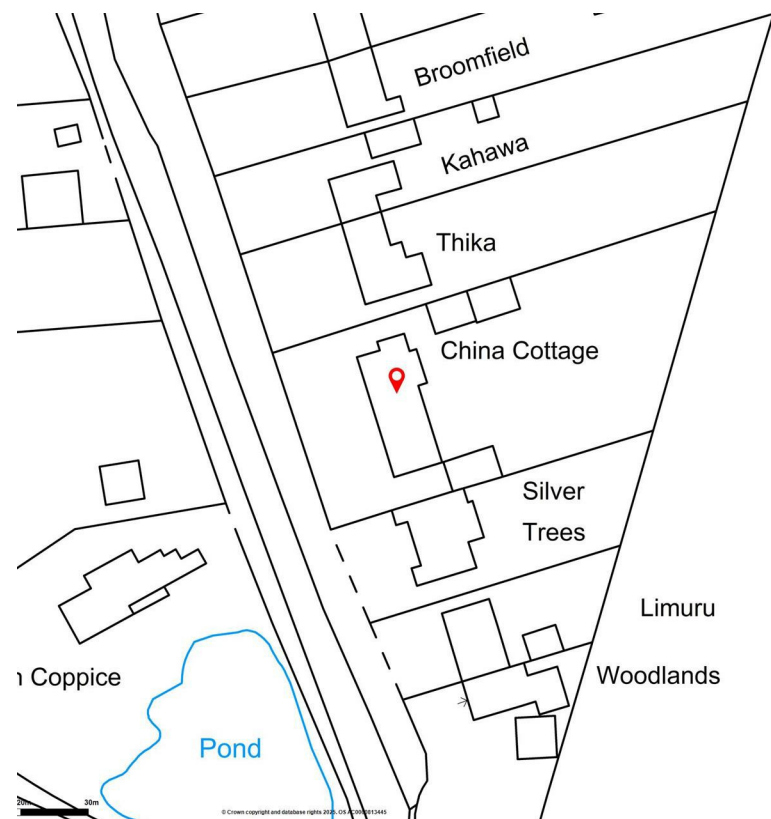
Outside, the rear garden backs directly onto Thornden Woods and extends to 126ft (38.4m), incorporating a detached garage, a workshop, and a summer house. A carriage driveway provides off-street parking for a number of vehicles. No onward chain.

LOCATION		also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.	
Broomfield Gate is one of the most desirable locations in the favoured village of Chestfield and is well served by Chestfield and Swalecliffe railway station offering fast and frequent services to London Victoria (approximately 83 minutes) and high speed links to London St Pancras (approximately 76 minutes), Chestfield Medical Centre, Sainsburys Supermarket and a bus route. The property is approximately 1 mile distant from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Chestfield is situated between the seaside town of Whitstable approximately 3 miles distant which offers a good range of individual shops, sea front, harbour and well regarded restaurants for which the town has become renowned. The Cathedral City of Canterbury is approximately 5.5 miles distant and offers a number of public and state schools, 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. The A299 is		ACCOMMODATION	
		The accommodation and approximate measurements (taken at maximum points) are:	
		GROUND FLOOR	
		• Entrance Hall	
		• Sitting Room 15'7" x 12'0" (4.77m x 3.67m)	
		• Dining Room 16'2" x 10'1" (4.94m x 3.08m)	
		• Kitchen 11'1" x 9'7" (3.40m x 2.93m)	
		• Breakfast Room 10'5" x 9'3" (3.20m x 2.82m)	
		• Bedroom 2 12'2" x 10'1" (3.71m x 3.08m)	
		• Bedroom 3 11'8" x 9'1" (3.56m x 2.78m)	
		• Bedroom 4 10'2" x 9'5" (3.10m x 2.89m)	
		• Bathroom 10'0" x 9'7" (3.05m x 2.94m)	
		• Cloakroom 3'7" x 2'7" (1.11 x 0.81m)	
		FIRST FLOOR	
		• Bedroom 1 15'7" x 14'3" (4.75m x 4.35m)	
		• Bathroom 7'4" x 5'7" (2.24m x 1.72m)	
		OUTSIDE	
		• Rear Garden 126' x 90' (38.40m x 27.43m)	
		• Garage 20'0" x 14'1" (6.10m x 4.30m)	
		• Workshop 22'8" x 10'11" (6.93m x 3.33m)	
		• Summer House 13'7" x 8'6" (4.15m x 2.60m)	









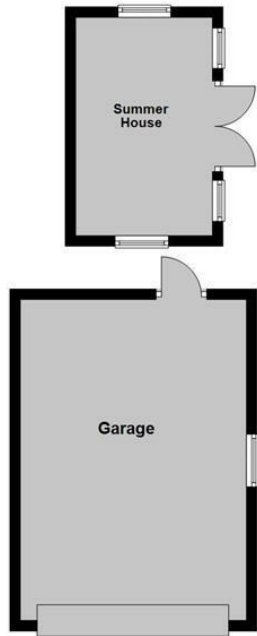
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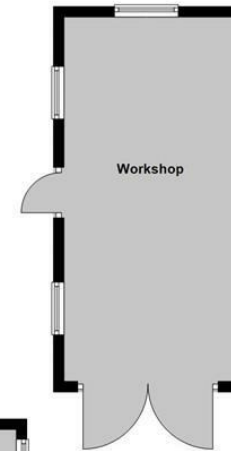
ENERGY PERFORMANCE CERTIFICATE

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

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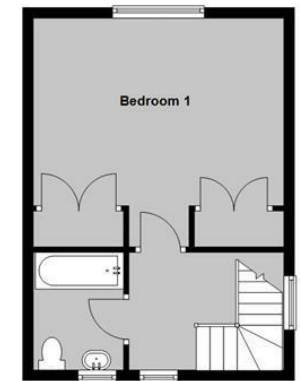


Ground Floor
Main area: approx. 118.6 sq. metres (1276.9 sq. feet)
Plus garages, approx. 26.2 sq. metres (282.3 sq. feet)
Plus outbuildings, approx. 33.8 sq. metres (364.1 sq. feet)



Main area: Approx. 150.4 sq. metres (1619.2 sq. feet)
Plus garages, approx. 26.2 sq. metres (282.3 sq. feet)
Plus outbuildings, approx. 33.8 sq. metres (364.1 sq. feet)

First Floor
Approx. 31.8 sq. metres (342.3 sq. feet)





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