

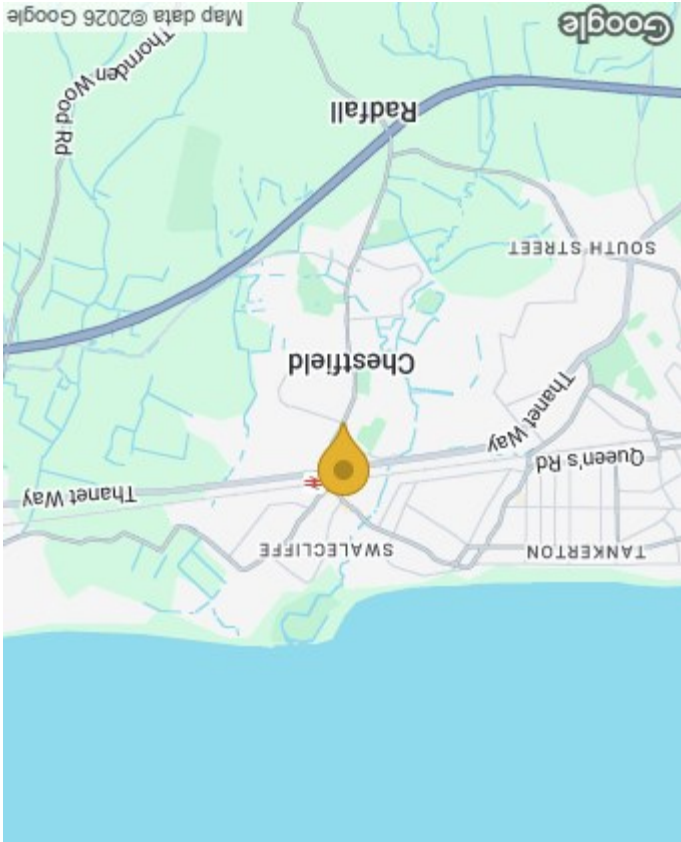


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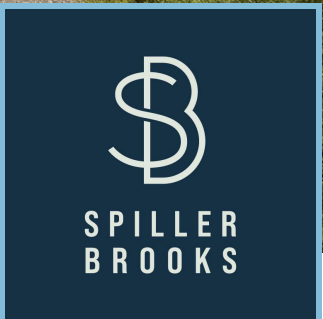
England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-80)
A+	(81-90)
A++	(91-100)
A+++	(101-120)
Very energy efficient - lower CO ₂ emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not energy efficient - higher running costs	
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Current	Potential



30 Chestfield Road
Chestfield, Whitstable, CT5 3LD

Working for you and with you



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Flooded with natural light throughout, this exceptional ‘New England’ style residence is superbly designed and set on a generous 0.33-acre plot providing ample space for outdoor entertaining, family activities, or simply relaxing. A black porcelain-tiled patio combines modern elegance with a contemporary feel, creating an inviting outdoor living space.

With family living and entertaining in mind, enjoy the perfect blend of style, function and flexibility in this thoughtfully planned kitchen, dining, and living area. This open-concept layout maximises space and natural light and serves as the vibrant heart of the home.

In addition to the spacious open-plan living area, the versatile ground floor accommodation features a fifth bedroom or further reception room, complete with access to a convenient Jack and Jill shower room — perfect for multigenerational living or guest use. A separate sitting room offers a peaceful retreat, ideal for relaxation or quiet moments away from the main living space.

A practical utility room offers valuable space for laundry, storage, and day-to-day family organisation and the dedicated study or home office provides a quiet, professional setting — perfect for remote working, video calls, or running a home business as well as serving as a focused space for homework and supporting the demands of a busy lifestyle.

The first-floor features four well-proportioned bedrooms, including a spacious dual-aspect principal bedroom measuring over 15 metres (26 feet) in length. Two stylish en-suite shower rooms, and a contemporary family bathroom complete this home.

£990,000



ACCOMMODATION

Entrance Hall
12'6 x 9'1 (3.81m x 2.77m)

Kitchen/Dining/Family Room
31'1 x 24'2 (9.47m x 7.37m)

Sitting Room
14'10 x 13'11 (4.52m x 4.24m)

Bedroom/Reception Room
12'8 x 12' (3.86m x 3.66m)

Jack & Jill Shower Room
8'1 x 5'8 (2.46m x 1.73m)

Utility Room
8'6 x 7'10 (2.59m x 2.39m)

Study/Home Office
14'7 x 5'9 (4.45m x 1.75m)

Principal Bedroom (virtually staged)
26'1 x 15'7 (7.95m x 4.75m)

En-Suite Shower Room
7'10 x 6'1 (2.39m x 1.85m)

Bedroom 2
18'1 x 11'7 (5.51m x 3.53m)

En-Suite Shower Room
7'11 x 5'10 (2.41m x 1.78m)

Bedroom 3
14'2 x 12'5 (4.32m x 3.78m)

Bedroom 4
14'9 x 12'5 (4.50m x 3.78m)

Bathroom
8' x 7'10 (2.44m x 2.39m)

Garage
16'11 x 14'10 (5.16m x 4.52m)

Important Information

Virtually Staged Photographs - Please note some photographs are virtually staged as indicated on the image. Furniture and accessories have been digitally added for illustrative purposes. The size, scale, and proportions shown may not accurately reflect the actual room dimensions or available space.

Tenure
This property is Freehold.

Council Tax Band
Band E : £2,930.88 2026/27
We respectfully suggest that interested parties make their own enquiries

Floorplans & Dimensions

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

LOCATION & AMENITIES

Nestled between the vibrant seaside town of Whitstable and historic Canterbury, Chestfield offers a rare blend of village tranquillity, heritage charm, and modern convenience.

Located just minutes from the coast, Chestfield provides a semi-rural lifestyle with easy access to the A299 and direct rail connections to London via Chestfield & Swalecliffe railway station.

At the heart of the village sits the iconic Chestfield Barn, a beautifully restored 14th-century manor barn turned pub and restaurant, offering a unique sense of heritage and community charm.

For those who love nature and an active lifestyle, plentiful green space and woodland walks are accessible together with nearby Chestfield Golf Club and outside tennis courts for public hire in Tankerton and a smash padel court at Whitstable Rugby Football Club (near Sainsburys).

Chestfield has a community feel, supported by local events and groups – perfect for those seeking a welcoming village atmosphere.

Known for its attractive homes, it is a popular choice for families, professional and retirees seeking a comfortable and pleasant living environment.

Favoured Tankerton beach is within easy reach. Backed by the gentle grassy slopes with colourful wooden beach huts and a beautiful promenade, low tides reveal “The Street,” a striking shingle spit reaching into the sea, perfect for seaside walks, rock pooling, and enjoying sunset views.

Tankerton High Street offers a lovely mix of independent cafés, restaurants, bars, seaside pubs and ice-cream parlours.

Excellent educational options are available in and around Tankerton, Whitstable and Canterbury (6.5 miles). Canterbury has several independent schools including The King’s School and for higher education The University of Kent and Canterbury Christ Church University, making the area ideal for lifelong learning.

Proximity to major roads (A299, M2 & A2) facilitates car travel and regular bus services from Tankerton and Swalecliffe provide services to the surrounding towns.

Adaptions

This property does not currently include accessibility adaptations.

ID Verification

Spiller Brooks Estate Agents are obligated by law to conduct ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations (AML) and all buyers will be required to complete electronic identity verification and provide supporting source of funds documentation. We use a third-party company to carry out these checks. The fee is £27+VAT per person payable once an offer is agreed and before a memorandum of sale is issued. Please note this fee is non-refundable.

