

CHRISTOPHER HODGSON

Chestfield, Whitstable

Tudor Lodge Polo Way, Chestfield, Whitstable, Kent, CT5 3LA

Freehold

Standing on a generous corner plot set back from Polo Way, this attractive detached house is ideally situated in this highly regarded village, in close proximity to Whitstable (3 miles) and Canterbury (6 miles).

'Tudor Lodge' is an exceptional family home originally built by George Reeves, a renowned local builder in the early 20th Century who was known for incorporating materials salvaged from 'Hales Place' mansion in Canterbury, some of which are still evident today.

The thoughtfully designed interior offers well-proportioned and beautifully presented accommodation extending to 2509 sq ft (233 sq m). The ground floor is arranged to provide a spacious entrance hall, sitting room with wood burning stove, a dining room, kitchen/breakfast room, utility room and cloakroom.

To the first floor there are four bedrooms, two bathrooms and a cloakroom, including an en-suite shower room to the principal bedroom.

In addition, there is a separate annexe which benefits from its own private entrance, an open-living room with kitchen, a double bedroom and an en-suite shower room.

Outside, the private and secluded South facing gardens are a particularly attractive feature of the property and incorporate a brick paved terrace spanning the width of the house, an expanse of lawn and well stocked borders. The property also benefits from access to The Leas. A driveway provides a generous area of off street parking and access to the former garage, which has been divided to provide a workshop and further storage.

LOCATION
Polo Way is a desirable location in the heart of the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsbury's Supermarket and a bus route are also easily accessible. The property is within walking distance of 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 2.3 miles distant, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury approximately 5.8 miles distant which 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 and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

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

GROUND FLOOR

- Entrance Hall 14'3" x 11'10" (4.35m x 3.62m)
- Sitting Room 20'0" x 14'1" (6.10m x 4.28m)
- Dining Room 14'3" x 13'11" (4.36m x 4.26m)
- Kitchen 19'4" x 10'5" (5.90m x 3.18m)
- Breakfast Room 11'10" x 9'6" (3.62m x 2.90m)
- Rear Hall 9'2" x 6'2" (2.8m x 1.9m)
- Utility Room 7'7" x 5'1" (2.32m x 1.57m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 15'0" x 12'5" (4.57m x 3.78m)
- En-Suite Shower Room
- Bedroom 2 14'11" x 12'1" (4.57m x 3.70m)
- Bedroom 3 12'3" x 11'1" (3.75m x 3.39m)
- Bedroom 4 9'0" x 8'0" (2.75m x 2.45m)
- Bathroom
- Cloakroom

ANNEXE

- Entrance Hall 6'4" x 4'8" (1.95m x 1.44m)
- Living Room/Kitchen 12'8" x 12'3" (3.85m x 3.73m)
- Bedroom 9'11" x 8'4" (3.04m x 2.55m)
- En-Suite Shower Room

OUTSIDE

- Garden 107' x 78' (32.61m x 23.77m)
- Workshop 9'3" x 5'10" (2.84m x 1.8m)
- Storage 9'6" x 8'4" (2.90m x 2.56m)

HOUSE - COUNCIL TAX BAND F
The amount payable under tax band F for the year 2024/2025 is £3,242.04

ANNEXE - COUNCIL TAX BAND A
The amount payable under tax band A for the year 2024/2025 is £1,496.33













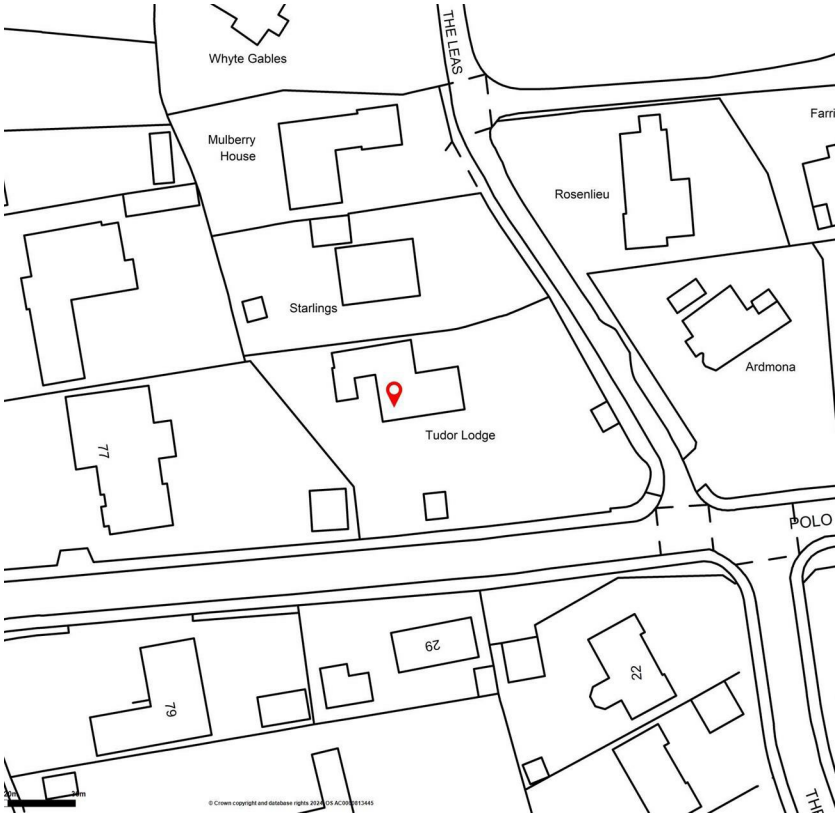
















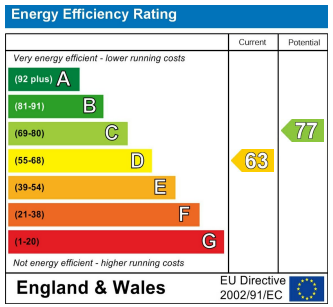




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Ground Floor

Approx. 124.1 sq. metres (1335.4 sq. feet)



First Floor

Approx. 109.1 sq. metres (1174.5 sq. feet)



Total area: approx. 233.2 sq. metres (2509.8 sq. feet)

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