



GUILDCREST ESTATES



12 Chapman Fields, Cliffsend, Ramsgate CT12 5LB



**Chapman Fields, Cliffsend,
Ramsgate CT12 5LB**

Guide price £600,000

Tucked away in the desirable area of Chapman Fields, Cliffsend, Ramsgate, this modern detached house presents an exceptional opportunity for families seeking both space and comfort. With a generous layout, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen, complemented by a utility room, ensures that daily tasks are both efficient and enjoyable.

This home features four spacious double bedrooms, providing ample accommodation for family members or guests. Additionally, a convenient study on the ground floor offers a perfect space for remote work or study, catering to the needs of modern living. The two bathrooms are thoughtfully designed, ensuring convenience for all.

Parking is a breeze with space for up to seven vehicles, including a double garage, making it ideal for larger families or those with multiple cars. The large and sunny garden is a delightful outdoor space, perfect for children to play, hosting summer barbecues, or simply enjoying the tranquillity of nature.

Situated in a sought-after development, this property is conveniently located near Thanet Parkway Train Station, providing excellent





transport links for commuters. This home is not just a property; it is a lifestyle choice, offering a blend of modern living in a peaceful setting. Do not miss the chance to make this splendid house your new home.

Council Tax Band F

Freehold

Service Charge- £288.58 Per Annum

Mains water, sewer, electricity, gas with gas central heating

Fixed wireless broadband





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Key Features

- Modern detached house in the sought after Chapman Fields development
- Two spacious reception rooms and study
- Well-appointed kitchen, complemented by a utility room
- Four spacious double bedrooms
- Bathroom, en-suite shower room and downstairs cloakroom
- Double garage and driveway with space for multiple cars
- Large and rear sunny garden
- Conveniently located near Thanet Parkway Train Station

Important Information

Freehold
House - Detached
1684.00 sq ft
Council Tax Band F
EPC Rating C

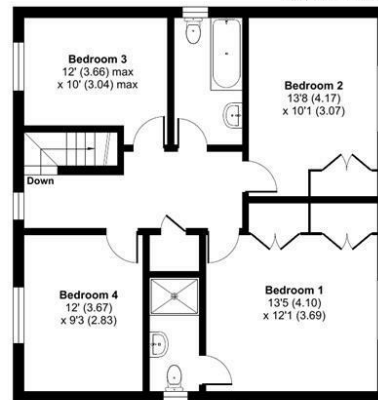
£600,000



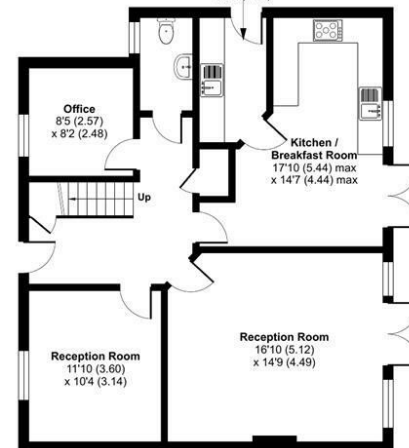
Chapman Fields, Cliffsend, Ramsgate, CT12

Approximate Area = 1684 sq ft / 156.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1357945



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		
	77	85
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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