

CHRISTOPHER HODGSON

Chestfield, Whitstable

Barnside, Chestfield Farm Court, The Drove, Chestfield, Whitstable, Kent, CT5 3NX

Freehold

Barnside is an attractive and substantial family home, built in 2017 and forming part of a small gated development in a prime position on one of Chestfield's most exclusive roads. The Drove lies directly adjacent to Chestfield Golf Course, within a short stroll of the clubhouse and the renowned Chestfield Barn, and is conveniently situated for access to both Whitstable (3.1 miles) and Canterbury (5.7 miles).

This exceptional property provides 1,973 sq ft (183 sq m) of beautifully presented and luxuriously appointed accommodation. The ground floor comprises a spacious entrance hall, a sitting room, and a stylish kitchen/breakfast room which opens to a further reception space, together with a dining room featuring bi-folding doors opening to the garden, a utility room and a cloakroom. The ground floor also benefits from underfloor heating throughout.

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

Outside, the beautifully landscaped south-facing gardens extend to 82ft (25m) and have been thoughtfully designed by Francis Tophill of Gardeners' World, incorporating a large natural stone terrace, a covered seating area, breeze hut with heating and remotely operated lighting, a greenhouse, raised kitchen gardens, and an ornamental pond with waterfall. A double garage and generous driveway provide off-street parking for a number of vehicles. The property also benefits from the remainder of a 10-year NHBC warranty.

LOCATION

The Drove is a much sought after road within this favoured village and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80 mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property is moments 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, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (approximately 5.7 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
- Living Room 14'9" x 12'10" (4.50m x 3.91m)
- Kitchen/Breakfast Room 20'11" x 18'11" (6.38m x 5.77m)
- Dining Room 14'9" x 11'11" (4.5m x 3.64m)
- Sitting Room 11'0" x 10'2" (3.36m x 3.1m)
- Utility Room 8'8" x 7'6" (2.65m x 2.29m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 11'10" x 10'5" (3.61m x 3.18m)
- En-Suite Shower Room
- Bedroom 2 11'7" x 9'10" (3.54m x 3m)
- Bedroom 3 15'9" x 9'5" (4.81m x 2.88m)
- Bedroom 4 13'4" x 8'5" (4.07m x 2.57m)
- Bathroom

OUTSIDE

- Garden 82' x 60' (24.99m x 18.29m)
- Double Garage 16'10" x 15'7" (5.14m x 4.75m)












BREAD


BREAD











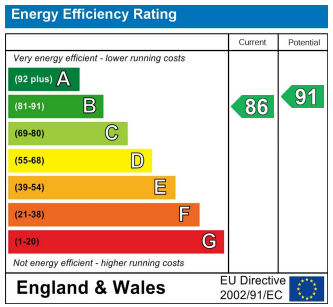




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Ground Floor

Main area: approx. 102.9 sq. metres (1107.6 sq. feet)
Plus garage, approx. 24.4 sq. metres (262.6 sq. feet)



First Floor

Main area: approx. 80.1 sq. metres (862.1 sq. feet)





Main area: Approx. 183.0 sq. metres (1973.0 sq. feet)
Plus Garage: Approx. 24.4 sq. metres (262.6 sq. feet)
Excluding Void

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