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Orchard End, Borstal Hill, Whitstable, CT5 4NZ

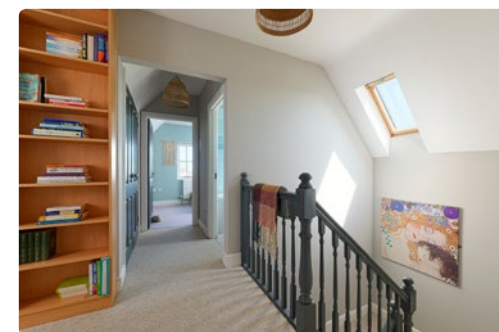
4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS



Freehold

Orchard End, Borstal Hill, Whitstable, CT5 4NZ

- Substantial Detached Residence
- Over 1700 Sq.Ft Of Spacious Accommodation
- Three Receptions & Kitchen Breakfast Room
- Four Bedrooms & Two Bathrooms
- Set Within 0.16 Acres Of Wrap Around Grounds
- 75 Ft South Facing Lawned Garden & Sun Terrace
- Off Road Parking & Double Garage
- Short Walk To Town Centre & Beach Front



SITUATION:

The seaside town of Whitstable has a variety of independent shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.

The nearby cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools and a number of well-regarded junior and senior private schools. There are also three universities, two hospitals and two railway stations with a regular and fast service to London.

There is plenty of beautiful countryside nearby as well, including Wraik Hill Nature Reserve, Victory Woods Nature Reserve and Blean Woods. These have been designated as a national nature reserve and cover around 1257 acres of woodland and heath, with plenty of footpaths and bridleways throughout, making this an ideal setting for those who enjoy walking and outdoor pursuits.



A substantial and imposing detached family residence occupying a generous plot in the sought-after coastal town of Whitstable, within easy walking distance of the vibrant High Street, working harbour and popular seafront. Constructed in the early 2000s, Orchard End was thoughtfully designed offering over 1700 sq.ft of accommodation and set within 0.16 acres of grounds. The property enjoys a wonderful south-facing rear garden extending to approximately 100 ft, together with a detached double garage and ample off-road parking.



Steps rise to the front entrance, opening into a welcoming lobby with two generous coat cupboards. This leads through to a spacious dining hall, creating an impressive central reception space, with French doors opening directly onto the charming courtyard terrace. Engineered oak flooring extends seamlessly throughout much of the ground floor. Double doors connect the dining hall with the elegant livingroom, allowing the spaces to be opened into one large entertaining area or separated for more intimate occasions.

The room has a window to the front, fitted with contemporary plantation shutters, whilst French doors open onto the rear.

The kitchen/breakfast room is fitted with an extensive range of wall and base units incorporating a selection of integrated appliances. Complementary tiled finishes provide a timeless aesthetic, while there is ample space for a breakfast table or an island.

Adjoining the kitchen is a well-appointed utility room, offering excellent storage together with space for laundry appliances. Completing the ground floor is a conveniently positioned cloakroom and a generous snug, currently arranged as a home office but equally suited as a playroom, family room or additional reception space.

To the first floor, a spacious landing gives access to four well-proportioned bedrooms and a beautifully appointed family bathroom. The principal bedroom enjoys attractive views towards and benefits from a generous en-suite shower room and fitted wardrobes.

OUTSIDE:

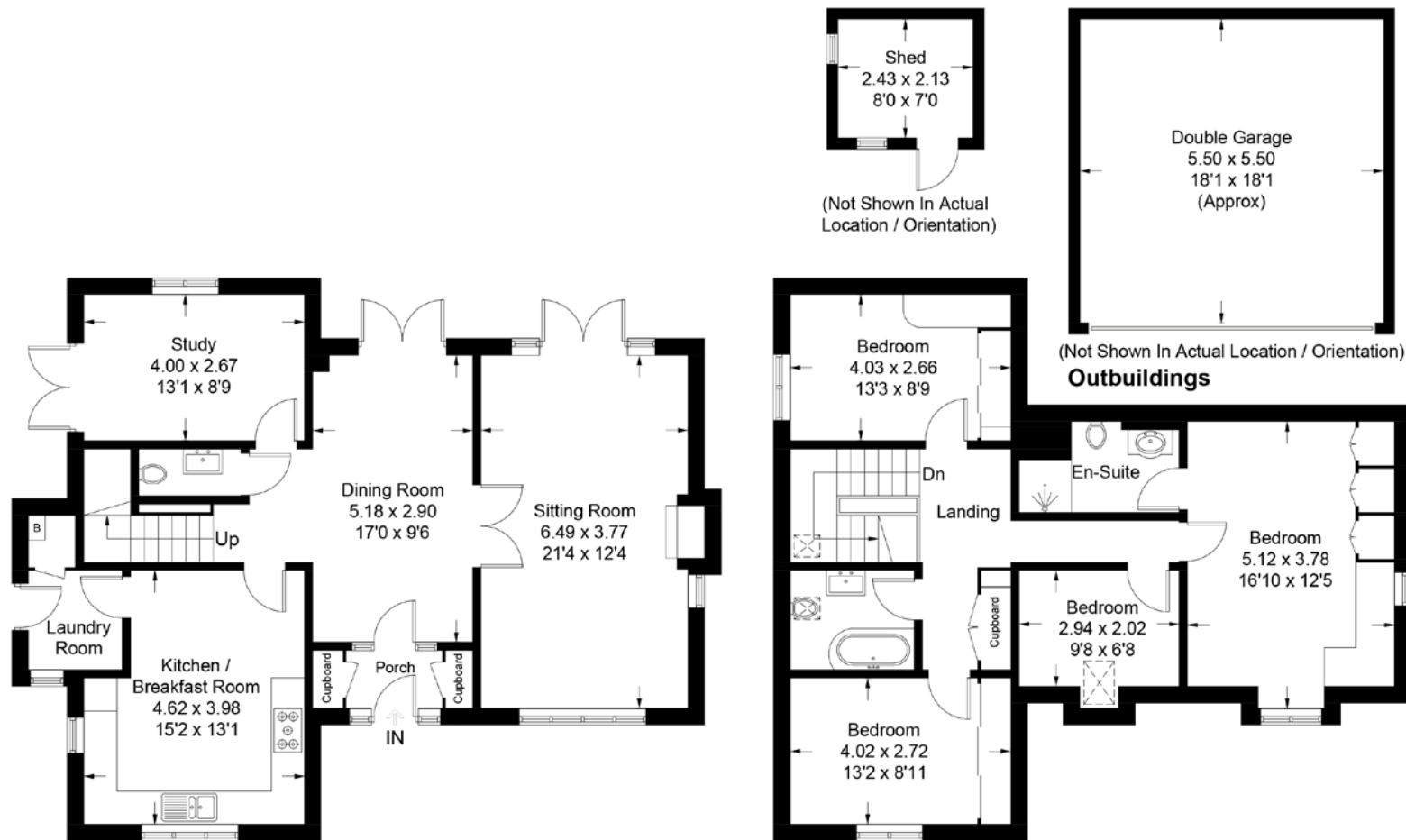
The property has a generous driveway providing off-road parking for three to four vehicles and leads to the detached double garage which offers exciting potential for conversion into a self-contained annexe, home office or studio, subject to the necessary planning consents. Orchard End occupies a 0.16 acre plot with gardens wrapping around the property, providing a variety of outdoor spaces to enjoy throughout the day. To the south lies the magnificent rear garden, extending to approximately 100 ft and predominantly laid to lawn, framed by colourful, mature borders and established planting. A gate offers convenient access to the garage and driveway. At the rear of the house, accessed directly from both the dining hall and sitting room, is a delightful courtyard terrace. This outdoor space enjoys the evening sunshine and provides the perfect setting for al fresco dining, with dappled shade cast by young trees and mature shrubs creating a peaceful and inviting atmosphere.











TOTAL FLOOR AREA: 2099 sq. ft (195 sq. m)
HOUSE: 1717sq. ft (159 sq. m)
OUTBUILDINGS: 382 sq. ft (35 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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