



Hatters Croft
Radfall Ride | Whitstable | Kent | CT5 3EW



Step inside

Hatters Croft

This delightfully spacious detached bungalow is approached along a prestigious private 'no through' road full of individual and high end detached properties on the rural outskirts of Chestfield. It is located opposite trees and livery stables and backs onto Blean Woods and includes a detached log cabin studio annexe and an enclosed seating area. The property is accessed via an automatic gate that opens onto a large driveway where you can park numerous vehicles and bordered by lawns and a white gravel shrub bed. It leads to a very large oak framed double carport, an integral double garage and the porch.

The front door opens directly into the vast and impressive open plan, dual aspect flexible lounge that can include both seating and dining areas. It has French doors to the rear terrace, a modern log burner, full height windows, inset ceiling lights, engineered oak flooring that flows through to the study as well as shoe and coat cupboards and access to the rest of the accommodation.

This includes double multi-pane pine doors to the simply stunning light and bright vaulted ceiling dual aspect kitchen/dining/family room with porcelain tiled flooring, Velux windows, French doors to the terrace and a walk-in pantry. There are attractive pale green shaker style units with quartz worktops housing a gas hob and extractor, a double oven, American style fridge freezer and a dishwasher as well as a large central island/breakfast bar. There is also plenty of room for a large table and chairs if you want to incorporate a dining area offering charming views over the garden.

On one side of the bungalow you will find a very useful study/snug, a contemporary wet room style shower room, a double bedroom and a lobby with storage facilities, a fitted utility room with space for stand-alone appliances and a door to the garage. While on the other side a multi-pane door leads to an inner hall with an airing cupboard, a family bathroom and three double bedrooms including one with fitted cupboards and the first bedroom with its wall of sliding mirrored wardrobes and an ensuite bathroom with a bath, separate walk-in shower and a vanity basin.

The large garden features a spacious decked terrace with a built in barbecue that leads to a lawn interspersed with trees and bordered by shrub beds and a gravel path to the outbuildings and the outdoor kitchen area that includes a bread/pizza oven and a sink. The enclosed seating area includes lighting and electrics and is a great place for youngsters to enjoy time with their friends or would make an excellent workplace for anyone who wants to operate from home but not be disturbed by activities in the house. While the log cabin studio annexe with its decked terrace, feature wood walls, kitchenette and shower room is ideal for a teenager or adult family member looking for a bit of independence or as a separate guest suite.









Seller Insight

“ We moved here in 2014 and have loved living here and are only moving as we are starting a new chapter in our lives. We originally bought the bungalow because we felt the location was absolutely ideal as we feel we are in the country with Blean woods behind us and woodland in front but, at the same time, it is only a short distance to the centre of Chestfield and not far to Whitstable.

The area is very quiet and peaceful and, as it is on a private 'no through' road, it is very safe for children and pets and if you have horsey interests there is a livery stables opposite. There are plenty of lovely places to go for walks on the nearby footpaths as well as along the Crab and Winkle Way. Chestfield is a friendly village and includes the Chestfield Golf Club as well as the cricket club and if you want to go out for a drink or a meal locally there is the 14th century Chestfield Barn bar and restaurant.

Both Chestfield and Swalecliff and Whitstable stations are under a mile away and, while a train journey to London from Canterbury is faster, the train from Whitstable can whisk to London in an hour and a quarter. We are also only a short distance from the Thanet Way and Dover and Folkestone are within easy reach for trips to the Continent. While there are a number of good and outstanding primary schools in the area.

Whitstable is nearby with its bars, restaurants, individual shops, station and historic harbour and we are only five miles from the UNESCO city of Canterbury with its heritage buildings, high street stores, pubs and eateries as well as top class private and grammar schools, three universities and a station where trains to London take less than an hour.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel

By Road:	
Chestfield and Swalecliffe Station	1.7 miles
Whitstable	2.8 miles
Dover Docks	22.5 miles
Channel Tunnel	22.6 miles
Canterbury	5.1 miles
Charing Cross	62.3 miles
Gatwick Airport	67 miles
By Train from Whitstable	
High-Speed St. Pancras	1hr 15mins
Canterbury	25 mins
London Charing Cross	1 hr 43 mins
London Victoria	1hr 25 mins
Canterbury West to St Pancras	54 mins (High Speed)

Leisure Clubs & Facilities

Chestfield Golf Club	01227 794411
Chestfield Cricket Club	01227 793260
Whitstable and Seasalter Golf Club	01227 272020
Whitstable Yacht Club	01227 272942
Whitstable Sports Centre	01227 274394
Whitstable Swimming pool	01227 772422

Healthcare

Whitstable Medical Centre	01227 795130
Estuary View Medical Centre	01227 284300
Kent and Canterbury Hospital	01227 766877

Education

Primary Schools:	
Whitstable and Seasalter Endowed	01227 273630
St Mary's Catholic Primary	01227 272692
Swalecliffe Community Primary	01227 272101
Kings Junior	01227 714000

Secondary Schools:	
Simon Langton Grammar (Boys)	01227 463567
Simon Langton Grammar (Girls)	01227 463711
Barton Court Grammar	01227 464600
Kings School	01227 595501
Kent College	01227 763231
St Edmunds	01227 475600

Entertainment

Marlowe Theatre	01227 787787
Gulbenkian Theatre	01227 769075
Chestfield Barn	01227 793086
Jo Jos restaurant	01227 274591
East Coast Dining Room	01227 281180
Wheeler's Oyster Bar	01227 273311

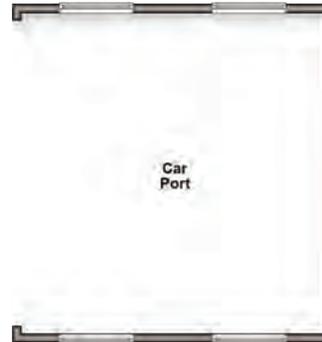
Local Attractions / Landmarks

- Whitstable Harbour
- Tankerton Slopes
- Druid Stone Park
- Wildwood Park
- Whitstable Castle and Gardens
- Canterbury Cathedral
- Crab and Winkle Way

Ground Floor
Approx. 234.2 sq. metres (2520.4 sq. feet)



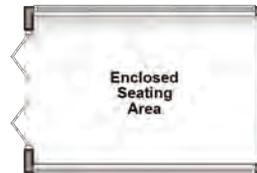
Car Port
Approx. 45.6 sq. metres (490.7 sq. feet)



Outbuilding 1
Approx. 26.2 sq. metres (282.5 sq. feet)



Outbuilding 2
Approx. 14.9 sq. metres (160.2 sq. feet)

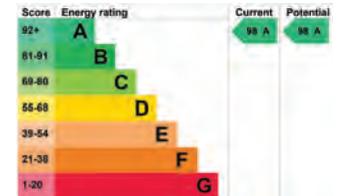


GROUND FLOOR

Porch	
Lounge	36'0 maximum x 23'5 maximum (10.98m x 7.14m)
Study/Snug	10'0 x 9'10 (3.05m x 3.00m)
Kitchen/Dining/Family Room	18'6 x 18'6 (5.64m x 5.64m)
Inner Lobby	
Bedroom 4	10'1 x 9'9 (3.08m x 2.97m)
Utility Room	9'6 x 9'5 (2.90m x 2.87m)
Shower Room	9'6 x 5'8 (2.90m x 1.73m)
Inner Hall	
Bedroom 1	14'9 x 11'11 up to fitted wardrobes (4.50m x 3.63m)
En Suite Bath/Shower Room	
Bedroom 2	12'9 x 12'1 (3.89m x 3.69m)
Bedroom 3	11'5 x 8'10 (3.48m x 2.69m)
Family Bathroom	7'2 x 5'7 (2.19m x 1.70m)

OUTSIDE

Front Garden	
Rear Garden	
Enclosed Seating Area	15'7 x 10'3 (4.75m x 3.13m)
Log Cabin	18'3 x 15'6 (5.57m x 4.73m)
Double Garage	18'0 x 18'0 (5.49m x 5.49m)
Car Port	22'0 x 21'8 (6.71m x 6.61m)



Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 13.03.2026



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