



4 Shrub Hill Road, Chestfield, Whitstable

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TOAD HALL, 4 SHRUB HILL ROAD, CHESTFIELD, WHITSTABLE, KENT. CT5 3NZ

£925,000

ABOUT THE PROPERTY

Standing on a generous plot on secluded road of only six houses, this attractive detached house named 'Toad Hall' is ideally situated in this highly regarded village, in close proximity to Whitstable (3 miles) and Canterbury (5.5 miles). This exceptional family home has been extensively refurbished and finished to a high standard throughout by the current owners. The thoughtfully designed interior offers well proportioned and beautifully presented accommodation arranged to provide an entrance hall, cloakroom, lounge, dining room with double doors leading to the garden, an impressive open-plan kitchen/breakfast room, utility room and a study/library accessed off the hallway through a concealed entrance. To the first floor there are five bedrooms, the master enjoying large dressing room and modern four piece en suite. Also to the first floor is an en suite shower room to the second bedroom, a shower room plus a further room that offers potential to extend the existing accommodation. The plans have been approved (subject to conditions) for an extension to front dormer and new detached double garage with annexe over including front and rear dormers and balcony to the rear. The rear garden is a particularly attractive feature mainly laid to lawn with shingled area and patio surround plus a large vegetable patch, outbuildings and an enclosed area to the rear providing further land. To complete the picture there is a driveway with space for several vehicles including large camper vans or a boat plus access to the garage.

FEATURES

- Large Detached Executive Family Home
- Three Reception Rooms
- High Specification Throughout
- Idyllic Location
- Video Tour Available
- Impressive Entrance Hallway with Attractive Staircase
- On a Secluded Road of Only Six Houses
- Five Bedrooms, Master with Large Dressing Room and Ensuite

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Porch

5' 7" x 6' 7" (1.70m x 2.01m) Double glazed front entrance door, double glazed windows to front and side, door to:

Reception Hall

Radiator, under stairs cupboard, stair case to first floor with lighting, storage cupboard, stained glass window, tiled flooring, door to:

Study/Library

13' 7" x 7' 9" (4.14m x 2.36m) Radiator, built in shelving.

Cloakroom

Double glazed frosted window to front, low level WC and wash hand basin set in vanity unit, heated towel rail, tiled flooring, partially tiled walls, door to:

Kitchen

15' 0" x 21' 4" (4.57m x 6.50m) A stunning room enjoying an open plan arrangement. There is a lot of natural light flooding through this room with lounge area having double glazed doors to rear leading to the rear garden and double glazed windows to rear.

There is a beautiful kitchen fitted in a range of modern attractive wall and base units with complementary Quartz work tops over and breakfast bar. Inset sink with mixer tap and food waste disposal unit, fitted AEG Oven, fitted AEG Oven and Microwave, built in warming drawer, AEG electric hob. Larder cupboard, two carousel cabinets, integral full length fridge, integral full length freezer, integral Bosch dishwasher, integral bin unit. Under unit lighting, plug points under counter, tiled flooring, glass splash backs, upright column radiator, door to utility room, doors to dining room.

Utility Room

14' 9" x 6' 4" (4.50m x 1.93m) Range of modern fitted matching wall and base units with complementary work surfaces over, tiled splash backs, one and a half bowl sink and drainer unit with food waste disposal unit, space for washing machine and dishwasher, space for tumble dryer, cupboard housing boiler, tiled flooring, radiator, double glazed window to rear, double glazed door to side leading to side courtyard garden.

Lounge

11' 2" x 12' 7" (3.40m x 3.84m) Double glazed window to front, radiator.

Dining Room

18' 1" x 13' 2" (5.51m x 4.01m) Upright column radiator, double glazed window to side, tiled flooring.

7' 1" x 13' 2" (2.16m x 4.01m) Double glazed patio doors to rear leading to the garden, radiator, stained glass window to side, television point, tiled flooring.

First Floor

First Floor Landing

Galleried staircase, double glazed window to front, loft access, eaves storage.

Bedroom One

13' 11" x 13' 2" (4.24m x 4.01m) Double glazed window to front, radiator, built in wardrobe, door to:

Dressing Room

Door to:

En Suite Shower Room

7' 1" x 13' 1" (2.16m x 3.99m) Beautiful suite comprising of Jacuzzi bath, low level WC, double shower, his and hers wash hand basin set in vanity unit, tiled flooring, underfloor heating, tiled walls, heated towel rail, double glazed window to rear.

Bedroom Two

11' 0" x 9' 10" (3.35m x 3.00m) Double glazed window to rear, built in wardrobe, radiator, door to:

En Suite Shower Room

Shower, low level WC, pedestal wash hand basin.

Bedroom Three

12' 1" x 10' 9" (3.68m x 3.28m) Double glazed window to rear, radiator, built in wardrobe.

Bedroom Four

12' 1" x 6' 7" (3.68m x 2.01m) Double glazed window to side, radiator.

Bedroom Five

9' 11" x 6' 6" (3.02m x 1.98m) Double glazed window to side, radiator.

Shower Room

Walk in shower, low level WC, pedestal wash hand basin.

Bathroom

Newly fitted suite comprising p shaped bath with mixer taps and shower over, low level WC, wash hand basin set in vanity unit, heated towel rail, partially tiled walls.

Outside

Side Garden

Enclosed side garden, AstroTurf, access to garage.

Rear Garden

Enjoying extensive rear and side gardens.

There is a beautiful formal lawn and paved patio area, summerhouse, pond.

Front Garden

Extensive open plan frontage, mainly laid to lawn with mature trees and shrubs, driveway providing off road parking for several vehicles.

Garage

17' 5" x 8' 1" (5.31m x 2.46m) Integral garage, double glazed window to side, door to side leading to side garden.

Granted Planning Permission

The property has granted planning permission for an extension to front dormer and new detached double garage with annexe over including front and rear dormers and balcony to the rear. For further information please access Canterbury City Council Planning reference CA/22/00187.

Council Tax Band G

(NB) At the time of advertising these are draft particulars awaiting approval of our sellers.

