



Radfall Road, Chestfield, Whitstable







Iwade

Radfall Road
Chestfield, Whitstable
Kent, CT5 3EP

3 miles Whitstable
17 miles Margate

4.5 miles Canterbury
19 miles Ashford

Description

Ground Floor

- Porch
- Entrance Hall
- Lounge
19'7 x 15'7
(5.97m x 4.75m)

- Family Room
18'0 x 15'7
(5.49m x 4.75m)

- Sitting Room
19'7 x 11'8
(5.97m x 3.56m)

- Dining Area
16'0 x 8'7
(4.88m x 2.62m)

- Kitchen/Breakfast Room
18'0 x 16'11
(5.49m x 5.16m)

- Utility Room
10'7 x 6'11
(3.23m x 2.11m)

- Shower Room
7'5 x 6'11
(2.26m x 2.11m)

First Floor

- Landing
15'9 x 8'11
(4.80m x 2.72m)

- Bedroom One
14'7 x 13'1
(4.45m x 3.99m)
Plus built-in wardrobe

- En-suite Bathroom
- Roof Garden
18'0 x 17'2
(5.49m x 5.23m)

- Guest Suite
13'5 x 13'0
(4.09m x 3.96m)

- En-suite Shower Room

- Bedroom Two
15'7 x 10'8
(4.75m x 3.25m)
Plus built-in wardrobes

- Bedroom Three
11'1 x 10'8
(3.38m x 3.25m)

- Bedroom Four
10'8 x 8'11
(3.25m x 2.72m)

- Study
9'8 x 9'2
(2.95m x 2.79m)

- Bathroom

Annex Ground Floor

- Porch

- Entrance Hall
- Kitchen/Breakfast Room
19'7 x 9'10
(5.97m x 3.00m)

- Lounge
19'7 x 9'10
(5.97m x 3.00m)

- Bathroom

Annex First Floor

- Landing

- Bedroom One
19'7 x 9'9
(5.97m x 2.97m)
Plus dressing area

- En-suite Bathroom
10'4 x 5'9
(3.15m x 1.75m)

External

- Long Driveway

- Detached Double Garage
17'9 x 15'10
(5.41m x 4.83m)

- Extensive Gardens
(Approx 3.5 acres)





Property

Iwade is a striking home found in a coveted sought-after location close to the village of Chestfield and standing in approx. 3 ½ acres of park life and woodland grounds.

This detached substantial home has been updated and improved to a high standard. The main house is presented in a smart contemporary style and briefly comprises to the ground floor, an entrance porch leading to an open-plan living/dining area with oak flooring and feature wood-burner. There is a formal lounge again with its own wood-burner and steps down to a garden room with views over the fabulous gardens.

The kitchen/breakfast room has a comprehensive range of base and wall cupboards and granite work surfaces and integrated appliances. There is a useful utility room again with granite work surfaces and integrated washer/dryer and freezer. There is also a shower room.

To the first floor there is a master bedroom with en-suite bathroom and doors out to a large balcony to the rear. There are four further bedrooms and a study, the guest bedroom also has en-suite facilities and there is a family bathroom.

The attached annex (garden flat) is ideal for adult children or family members or as currently used to let. Comprising to the ground floor an open-plan lounge/kitchen/diner with integrated appliances and a family bathroom. To the first floor there are two bedrooms, the master bedroom boasts an en-suite bathroom and dressing room. The annex also offers a private garden terrace and BBQ area.

Externally there is a long driveway and parking for numerous cars, leading to a large detached garage. The extensive gardens have been well-maintained and extend to approximately 3 ½ acres and are lawned with a wide variety of plants, shrubs and mature trees; providing a park and woodland feel. There is also a large patio ideal for entertaining and al fresco and in addition there is an in-ground swimming pool with pool room which could be adapted to provide a studio/gym subject to the necessary consents.

Nearby Chestfield village is a community minded village and is well-served by its own railway station providing a regular service to London and the East Kent Coast, medical centre and Sainsburys supermarket. Chestfield also has its own 18-hole golf club and pub/restaurant. Iwade is conveniently situated between Whitstable and the Cathedral City of Canterbury. The fashionable seaside town of Whitstable offers a variety of independent shops, bars, cafes and seafood restaurants for which the town is renowned, as well as the popular beach and working harbour. The Cathedral City of Canterbury has a wider variety of shopping, dining and cultural facilities as well as numerous sporting and leisure activities. Canterbury is also home to a number of highly regarded schools in both the public and private sectors including universities.



Our Time Here

Our spacious home has been in our family for the last 65 years. We love the location, it is within easy reach of Canterbury and Whitstable, which is perfect for us as we have a good balance for heading into the city or to the seaside. Chestfield Golf course and village are just a couple of minutes down the road. We are not overlooked so it is private, set-back from the road at the front and our three-and-a-half acre garden backs on to woodland. Bringing up our three children here was easy, with educational facilities nearby from nursery through to university.

We love our garden, it is beautifully planted with many trees and shrubs giving us areas of interest throughout the year. It is a great place to host family and friends for barbecues, especially with the swimming pool and pool room.

We have continued to update our home during our time here, in the last few years everything has been renewed, but we have retained some of the original feature beams and it now has a more contemporary feel. The two log burners make it both an easy home to heat and cosy during the winter. The majority of our home is south-facing so lots of natural light pours in, as you come in through the front door you can see the back garden, framed through the picture window in the kitchen.

There is a vast amount of versatile space here, our master bedroom has an en suite, we also have an additional four bedrooms; one being a guest suite with a bathroom and there is a study. The separate annexe has a further two bedrooms, the master with an en suite and dressing room, while the downstairs provides open plan living with a kitchen. Despite being joined to the house it is completely self-contained and private, it is currently being let out but we have also used it for family purposes. There is plenty of space for parking, we usually have four cars on the drive but can easily accommodate more and our double garage is very useful for additional storage, including for our winter logs.

There is no doubt we will never have a garden like ours again and living here for the last 33 years has been amazing, we will greatly miss everything and it is going to be a wrench to move on.

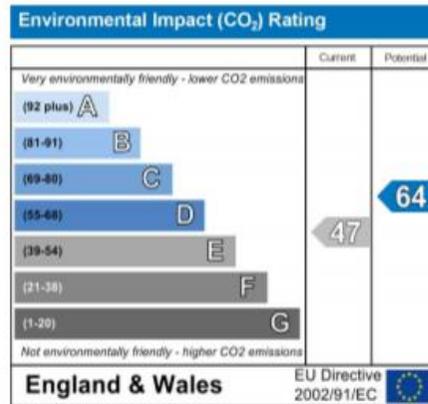
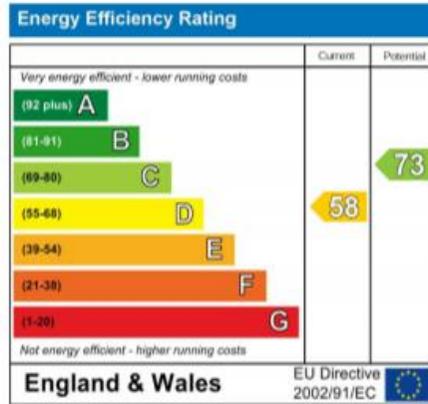




Ground Floor
 Approx. Floor
 Area 3831 Sq.Ft.
 (381.0 Sq.M.)

Total Approx. Floor Area 4891 Sq.Ft. (448.0 Sq.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
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1st Floor
 Approx. Floor
 Area 1770 Sq.Ft.
 (164.4 Sq.M.)





Important Notice:
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Viewing

Strictly by appointment with Miles and Barr Exclusive

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Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



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