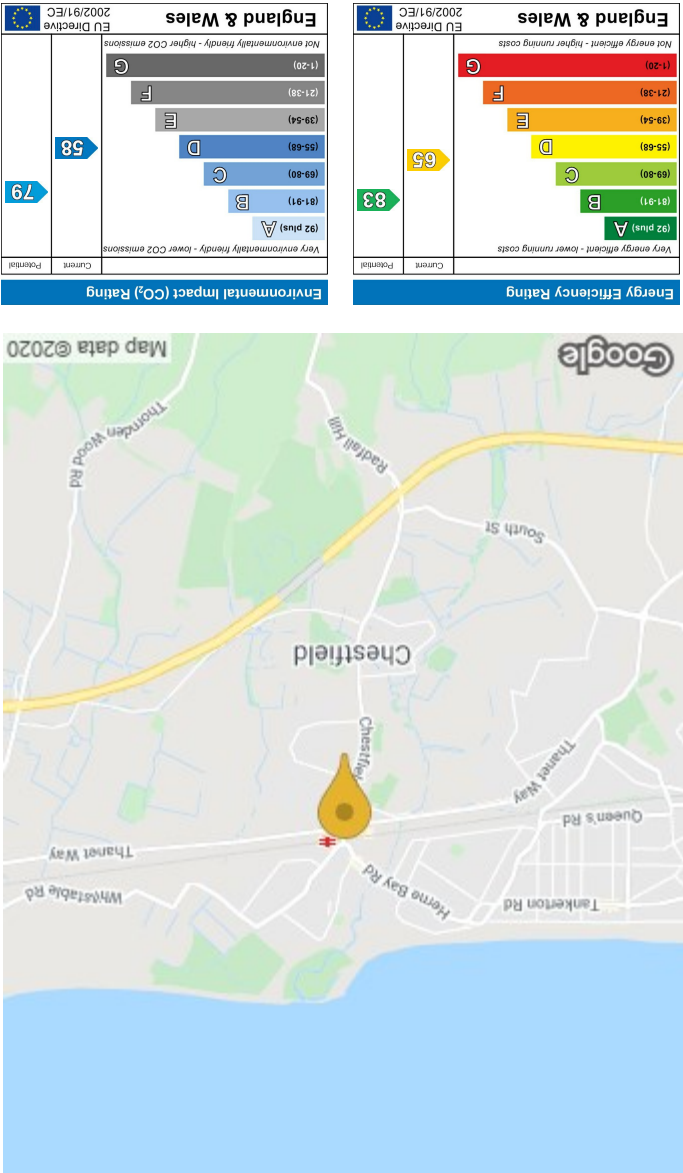


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Lavender Cottage Green Leas
Chestfield, Whitstable, CT5 3JY



Working for you and with you

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Nestled within the heart of Chestfield village in a charming and picturesque countryside setting overlooking a large private Green, Lavender Cottage offers the best of both worlds; a peaceful location with a desirable and vibrant coastal lifestyle almost on the doorstep.

A generous array of amenities are situated within minutes, including favoured Tankerton beach with its promenade lined with colourful beach huts.

Lavender Cottage, a cherished home since 1987, has been sympathetically extended and enhanced by the current owners to create a delightful four bedroom home with exposed timbers and brickwork.

Well maintained throughout and benefitting from a new roof and new windows, both fitted in 2016, the attractive accommodation comprises lounge with bay window to the front, separate dining room, country style kitchen, inner vestibule with access to the cloakroom and a personal door to the integral garage. Upstairs are four good size bedrooms, the principal bedroom with an en-suite shower room and the fourth currently used as a home office, a modern white bathroom completes the interior.

The finishing touches to this appealing home are a pleasant rear garden with established planting, integral garage with the potential to increase the living accommodation if desired (subject to necessary consents) and a block paved driveway.

All in all a fabulous opportunity to acquire a home in a serene and scenic setting away from the hustle and bustle, yet with the convenience of amenities nearby.

£565,000



Entrance Hall

Upvc entrance door with Upvc double glazed window to the side. Radiator. Telephone point. Tiled floor for ease of cleaning. Stairs to the first floor.

Lounge

26'6 x 14'11 narrowing to 11'10 (8.08m x 4.55m narrowing to 3.61m)
Upvc double glazed bay window to the front. Exposed timber beam. Feature brick chimney and fireplace housing gas fire. Under stairs storage cupboard with light. Two radiators. Six wall light points. TV point. Glazed double doors to the dining room.

Dining Room

10'5 x 9'3 (3.18m x 2.82m)
Upvc double glazed French doors and Upvc double glazed full height windows to the rear garden. Radiator. Open hatch to the kitchen.

Kitchen

13'7 x 10'2 (4.14m x 3.10m)
Country style kitchen with a range of matching wall, base and drawer units. Feature wicker basket storage. Glazed display cupboards. Work surface with inset 1½ bowl stainless steel sink unit. Rangemaster cooker with two ovens, grill, ceramic hob and extractor hood above. Integrated fridge/freezer and dishwasher. Built-in microwave. Concealed under unit lighting. Spot lights. Partially tiled walls. Tiled floor. Upvc double glazed window and door to the rear garden.

Cloakroom

6'6 x 3'3 (1.98m x 0.99m)
Upvc double glazed frosted window to the side. Suite comprising wall mounted wash hand basin and close coupled WC. Chrome heated towel rail. Extractor fan. Tiled walls. Tiled floor.

Integral Garage

16'6 x 10'3 (5.03m x 3.12m)
Upvc double glazed door to the side. Up and over door to the front. Wall mounted Baxi boiler. Power and light. Consumer unit.

Inner Vestibule

Tiled floor. Doors to the cloakroom and integral garage.

Balustrade Landing

Thermostat control for central heating. Double power point.

Bedroom 1

15'11 x 9'11 + door recess (4.85m x 3.02m + door recess)
Upvc double glazed window overlooking the rear garden. Wall of built-in wardrobes with mirror sliding doors. Radiator. Built-in airing cupboard with hot water cylinder and shelves. Door to the en-suite.

En-Suite Shower Room

9'5 into shower enclosure x 3'7 (2.87m into shower enclosure x 1.09m)
Suite comprising large shower enclosure with mains operated shower unit and hand held shower attachment, wall mounted wash hand basin and close coupled WC. Chrome heated towel rail. Illuminated mirror. Extractor fan. Tiled walls. Tiled floor.

Bedroom 2

14'11 max narr to 10'8 x 11' (4.55m max narr to 3.25m x 3.35m)
Upvc double glazed window overlooking the Green to the front. Range of built-in cupboards with hanging rails. Radiator.

Bedroom 3

9'9 x 8'11 + door recess (2.97m x 2.72m + door recess)
Two Velux windows to the front and two low level Upvc double glazed feature windows. Radiator. Loft access.

Bedroom 4/Home Office

9'4 x 7'6 (2.84m x 2.29m)
Velux window to the rear. Telephone point. Radiator. Loft access.

Bathroom

6'3 x 6'2 (1.91m x 1.88m)
Upvc double glazed frosted window to the side. Suite comprising bath with mixer tap, electric shower over and screen to side, pedestal wash hand basin and close coupled WC. Chrome heated towel rail. Illuminated mirror. Extractor fan. Tiled walls. Tiled floor.

Rear Garden

32'10 x 25' max (10.01m x 7.62m max)
Laid to lawn with a decked seating area and established planted borders. External tap. Timber shed and further small storage shed. Pedestrian side access.

Front Garden

Established Quince tree. Lawn, flower/shrub bed and blocked paved driveway.

Location & Amenities

Sainsburys supermarket, Chestfield Medical Centre and Chestfield & Swalecliffe Railway Station are just over half a mile with the golf course, 14th Century Barn public house and restaurant a stroll away. Fashionable Whitstable (2.6 miles) offers a good range of amenities including well regarded restaurants, interesting boutiques and artisan shops. Whitstable and Tankerton are well served for primary education with a more diverse range of educational facilities including The University of Kent available in Canterbury (6 miles). The A299 is easily accessible and provides a link to the M2.

