

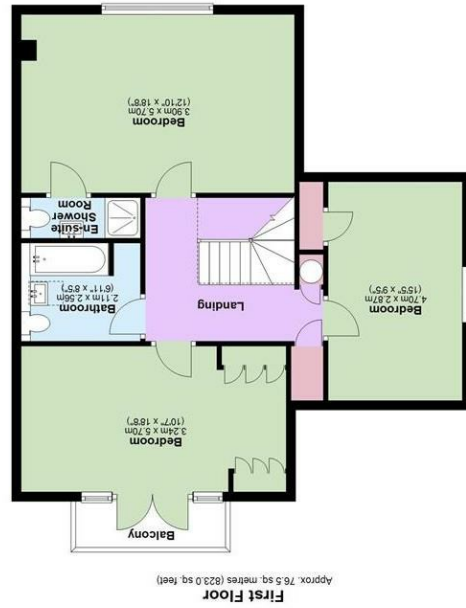
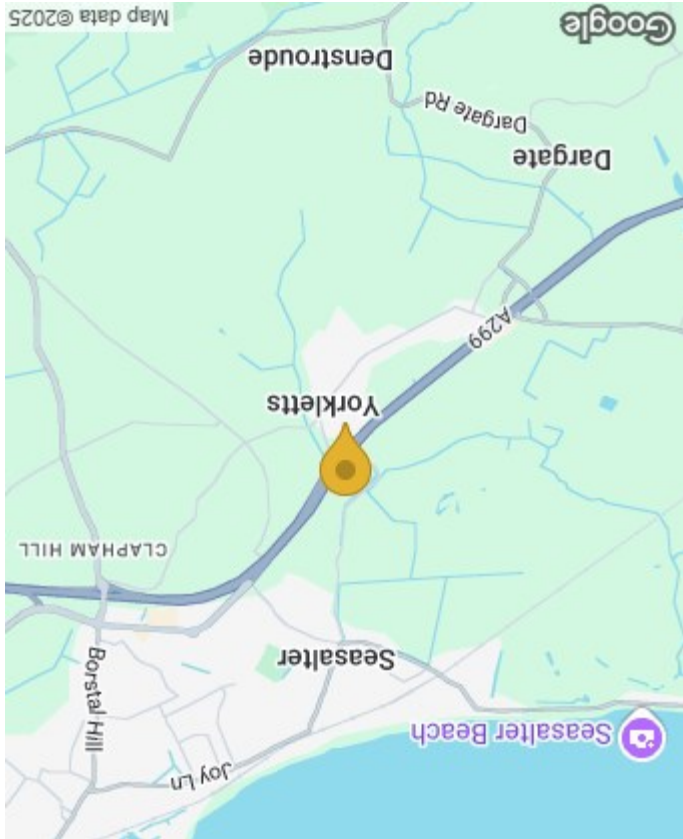


VAT No 321845612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

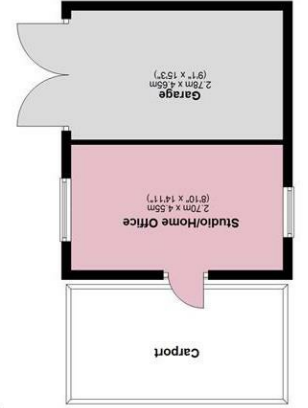
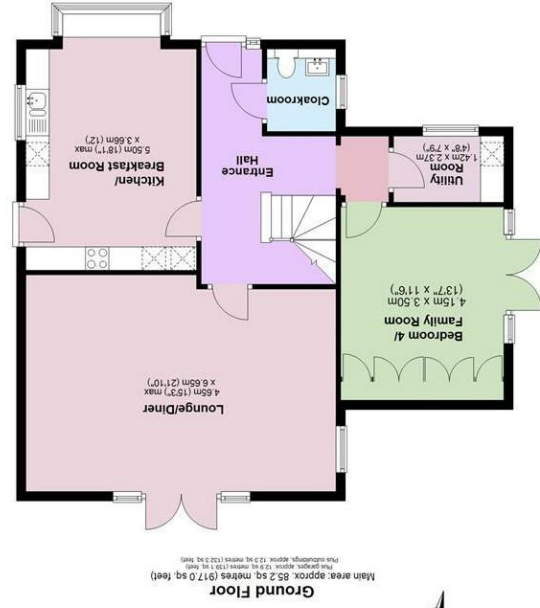
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO <sub>2</sub> emissions	(92 plus)
Very energy efficient - lower CO <sub>2</sub> emissions	(91-91)
Very energy efficient - lower CO <sub>2</sub> emissions	(89-89)
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Very energy efficient - lower CO <sub>2</sub> emissions	(5-5)
Very energy efficient - lower CO <sub>2</sub> emissions	(3-3)
Very energy efficient - lower CO <sub>2</sub> emissions	(1-1)
Very energy efficient - lower CO <sub>2</sub> emissions	(0-0)

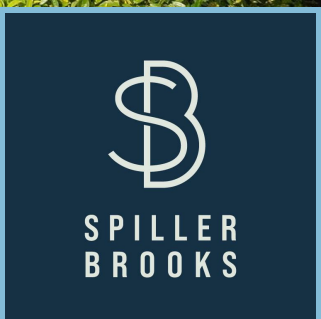
England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(92 plus)
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Very energy efficient - lower running costs	(3-3)
Very energy efficient - lower running costs	(1-1)
Very energy efficient - lower running costs	(0-0)



Main area: Approx. 161.6 sq. metres (1740.0 sq. feet)  
Plus outbuilding: approx. 12.3 sq. metres (132.3 sq. feet)  
Plus garage: approx. 12.9 sq. metres (138.1 sq. feet)



1 Croft View Dargate Road  
Yorkletts, Whitstable, CT5 3AB



Working for you and with you

## 1 Croft View Dargate Road Yorkletts, Whitstable, CT5 3AB

Situated at the end of a private, no through lane, on an extensive plot, this property presents a fabulous opportunity with planning permission granted for a separate 4-bedroom dwelling.

Externally this home is surrounded by generous gardens, vibrant greenery and open countryside views. The attractive gardens have been thoughtfully created using a range of materials and diverse planting to add structure, texture and character to the landscape

Built in 2014 to Code 4 for Sustainable Homes, an air source heat pump (replaced in 2023) and solar panel for hot water help to reduce energy costs, a highly desirable asset in current times.

The spacious and versatile 4 bedroom accommodation, 162 sqm (1740 sqft), is well presented throughout with the ground floor comprising entrance hall, cloakroom, well fitted kitchen/breakfast room, lounge/diner with wood burning stove and access to the garden, fourth bedroom/family room and a useful utility room. Three good size double bedrooms, one with a glass and steel balcony with far reaching country views, smart bathroom and en-suite shower room occupy the first floor.

An attractive, bespoke garden building incorporates a garage, car port and studio or home office, ensuring a dedicated workspace and work/life balance.

Enjoy and embrace the best of both worlds; coastal and countryside living on the periphery of a favoured and flourishing seaside town.

**£800,000**



### ACCOMMODATION

#### Entrance Hall

#### Cloakroom

#### Kitchen/Breakfast Room

18'1 x 12' (5.51m x 3.66m)

#### Lounge/Diner

21'10 x 15'3 (6.65m x 4.65m)

#### Bedroom 4/Family Room

13'7 x 11'6 (4.14m x 3.51m)

#### Utility Room

7'9 x 4'8 (2.36m x 1.42m)

#### Bedroom 1

18'8 x 12'10 (5.69m x 3.91m)

#### Bedroom 2

18'8 x 10'7 (5.69m x 3.23m)

#### Bedroom 3

15'5 x 9'5 (4.70m x 2.87m)

#### En-Suite Shower Room

#### Family Bathroom

8'5 x 6'11 (2.57m x 2.11m)

#### Garden Building

Studio/Home Office - 14'11 x 8'10 (4.55m x 2.69m)

Garage - 15'3 x 9'1 (4.65m x 2.77m)

Carport - access to boarded loft with light

#### Plot Measurement

Overall plot approximately 0.65 acres

#### Planning Permission

All information relating to the application can be found on Canterbury City Council website under reference CA/22/02517.

#### Tenure

This property is Freehold.

#### EPC Rating

Excellent B rating - Current 85 / Potential 91

#### Council Tax

Band E : £2,815.08 2025/26

We respectfully suggest that interested parties make their own investigations

### Specification & Relevant Information

Cedar cladding to the exterior

Air source heat pump & associated equipment (we understand from the vendor this was replaced in April 2023. The work included new air source heat exchange, new cylinder, buffer tank and heating controls. It has a 7 year parts and labour warranty)

Solar panel

EV home charger

Hot tub

Exterior hot and cold shower

Exterior power points

Exterior lighting & cameras

Timber shed

Wood burning stove with slate hearth

Granite work surfaces & upstand

Water softener

Mains wired smoke detectors

Glass and steel balcony

Studio with independent consumer unit, storage heater & PIR lighting.

### Dimensions & Floorplans

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

### Navigate To This Property

What3words will help you find the exact location of this property - [kiosk.tend.lightbulb](https://www.what3words.com/kiosk.tend.lightbulb).

### Location & Amenities

Yorkletts is a semi-rural location on the outskirts of Whitstable (2.9 miles), a fashionable harbour town with its distinctive character, vibrant atmosphere, picturesque seafront, delightful range of independent retailers and top end dining establishments to quick service takeaways.

The delightful market town of Faversham (6.3 miles) is also easily accessible via the A299.

The Cathedral City of Canterbury (6.5 miles) offers a more extensive shopping experience and a selection of further educational facilities, The Marlowe Theatre and additional leisure amenities.

Whitstable mainline railway station (3 miles) provides fast and frequent links to both London St Pancras & London Victoria. The High-Speed Javelin service is available from Faversham to London St Pancras, approximately 68 minutes.

The A299 is easily accessible and provides a link to the A2/M2.

