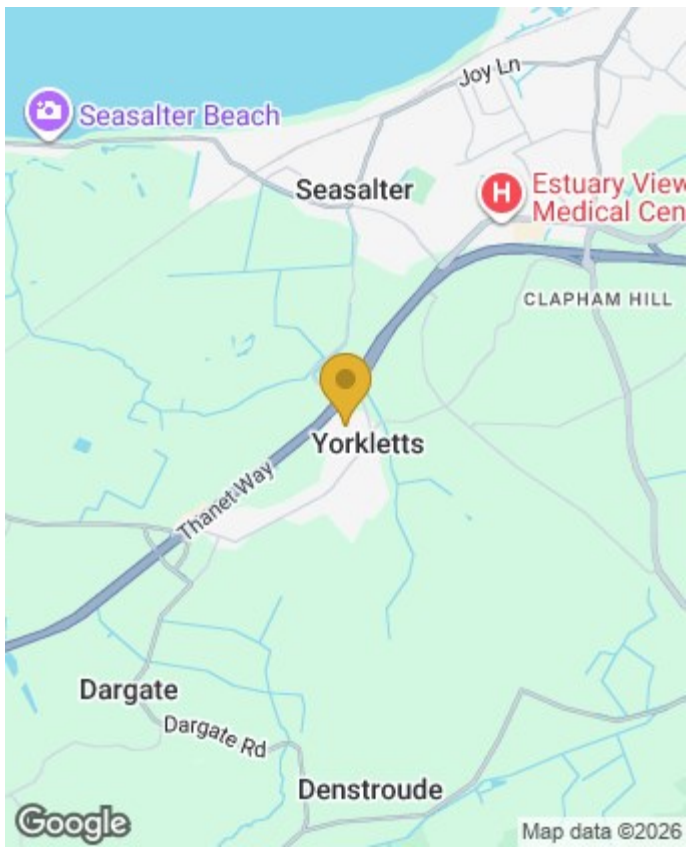
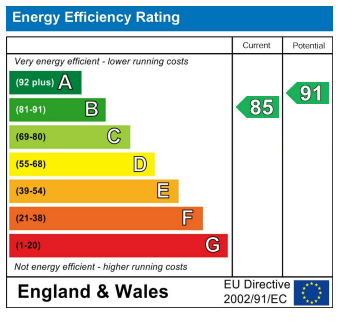
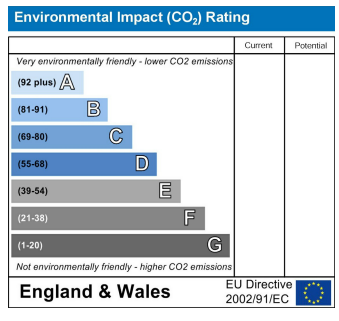
SPILLER BROOKS

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

Main area: Approx. 161.6 sq. metres (1740.0 sq. feet)
Plus garages, approx. 12.9 sq. metres (139.1 sq. feet)
Plus outbuildings, approx. 12.3 sq. metres (132.3 sq. feet)







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VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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

Appealing Chain Free Sale.

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.

£700,000

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
Band E : £2,930.88 2026/27
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.

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.