

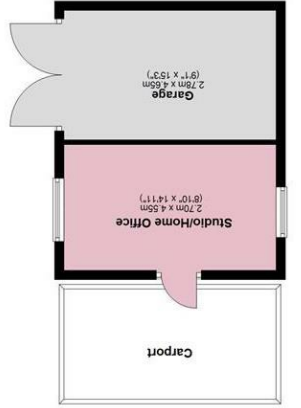
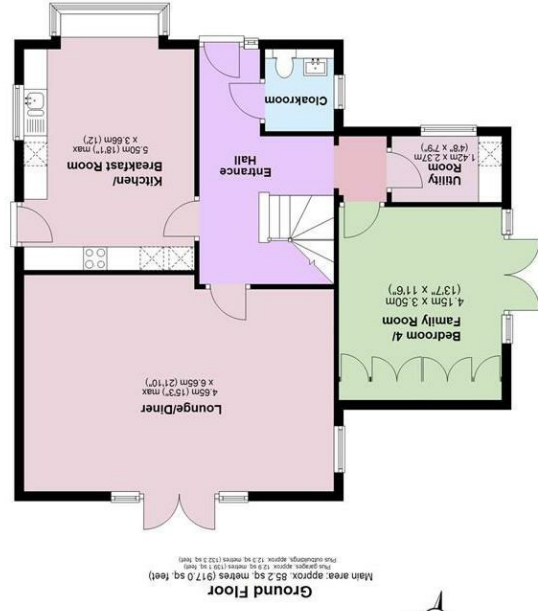
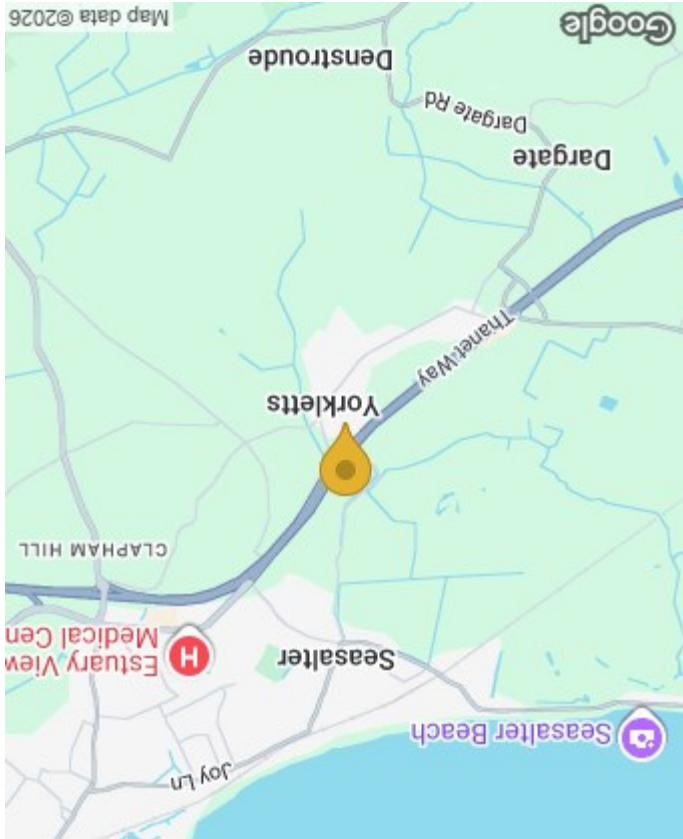


VAT No 321845612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

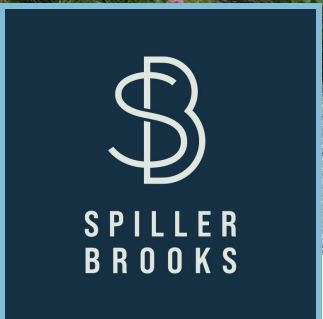
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EU Directive	2002/91/EC	England & Wales
Very energy efficient - lower CO ₂ emissions	A	(92 plus)
Very energy efficient - lower CO ₂ emissions	B	(81-91)
Energy efficient - lower CO ₂ emissions	C	(69-80)
Decent energy efficiency	D	(55-68)
Below average energy efficiency	E	(39-54)
Below average energy efficiency	F	(21-38)
Very poor energy efficiency - higher CO ₂ emissions	G	(1-20)

EU Directive	2002/91/EC	England & Wales
Very energy efficient - lower running costs	A	(91-94)
Energy efficient - lower running costs	B	(81-90)
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Very poor energy efficiency - higher running costs	G	(1-20)



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



Working for you and with you

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

Appealing Chain Free Sale

Situated at the end of a private, no through lane and set on an impressively large plot with exceptional outdoor space that's increasingly hard to find, this home offers wonderful space for outdoor living, entertaining, and future possibilities.

Surrounded by generous gardens, vibrant greenery and countryside views, the grounds have been thoughtfully enhanced 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.

Offering 162 sqm (1740 sqft) of flexible living space, this home is smartly presented and designed for easy, everyday living. The layout brings together a bright kitchen/breakfast area and a spacious lounge/diner with a wood burning stove and direct access to the garden. A versatile fourth bedroom, home office or family space sits alongside a practical utility and cloakroom to complete the ground floor. 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.

£686,000



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

Tenure

This property is Freehold.

EPC Rating

Excellent B rating - Current 85 / Potential 91

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.

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.

Navigate To This Property

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

Location & Lifestyle Amenities

Yorkletts offers a semi rural setting while still benefiting from excellent local amenities. Everyday essentials are close by, with shops, cafés and services in nearby Seasalter and Whitstable, along with well regarded schools and convenient transport links towards Canterbury and the coast.

The area is surrounded by countryside, nature reserves and walking routes, giving residents easy access to green space as well as the vibrant coastal lifestyle of Whitstable.

Whitstable (2.9 miles) offers a vibrant mix of independent shops, cafés and acclaimed seafood restaurants, all set against its famous beach and harbour. Families enjoy easy access to schools, leisure facilities and plenty of coastal activities, from paddleboarding to relaxed weekend strolls along the seafront.

Just a short drive away (6.5 miles), Canterbury offers an excellent choice of educational facilities, along with family friendly leisure options, cultural attractions and plenty of places to eat, explore and enjoy time together.

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.

