

The Manor House Chestfield



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A fine Grade II listed former hall house of considerable character affording spacious accommodation with a wealth of period features

The Manor House is a handsome and impressive 17th century property, offering a wealth of beautifully appointed accommodation in a highly regarded village setting close to Whitstable. The property displays attractive red brick elevations, while internally the accommodation combines a range of period features with stylish, high-quality fittings and décor throughout.

The ground floor is centred around a welcoming reception hall with exposed timber beams and an oak staircase with hand carved detailing. The 26ft sitting room, with heavy timber beams overhead, has a brick-built fireplace and triple aspect, drawing in excellent natural light, particularly through the south-facing French doors which open to the gardens. There are also a comfortable drawing room and an elegant formal dining room with a wood-panelled fireplace as its focal point.

Additionally, the ground floor provides a well-appointed kitchen fitted with modern Shaker-style units, wooden worktops, a breakfast bar and integrated appliances, with space for informal dining. A pantry and utility room provide further practical spaces.

On the first floor are five well-proportioned double bedrooms, including the principal bedroom with vaulted ceiling and exposed timber eaves. There is a modern family bathroom with both bath and walk-in shower, together with a second bathroom with an over-bath shower. A further shower room is located on the ground floor.

Externally, the property is set in delightful gardens to the front, side and rear, featuring rolling lawns, well-stocked border beds and a mix of mature shrubs, hedgerows and established trees. A west-facing patio provides an ideal space for outdoor dining, complemented by a summer house, a coy pond, a garden room and two storage sheds. The property is approached via a gravel driveway providing parking, together with a detached garage.



Location

Chestfield provides a very convenient location just a mile from the Kent coast and on the edge of the highly sought-after town of Whitstable. The village has a golf course and Chestfield Barn, a 14th century barn housing a pub and restaurant.

Other local amenities include Sainsbury's, a post office, independent shops, pubs and a medical centre, all within easy reach. Whitstable town centre offers further shops and amenities, including a fine selection of pubs, restaurants and cafes. There are several well-regarded independent and grammar schools in the area including The King's School, Kent College, and the Simon Langton Grammar Schools.

The area is well connected by road, with the A299 providing access towards the M2. Chestfield and Whitstable stations provide services to London Victoria and Cannon Street (from about 90 minutes) and High-Speed links to London St Pancras (from about 79 minutes). Bus services can be accessed from the Chestfield Road.

Postcode region: CT5

General

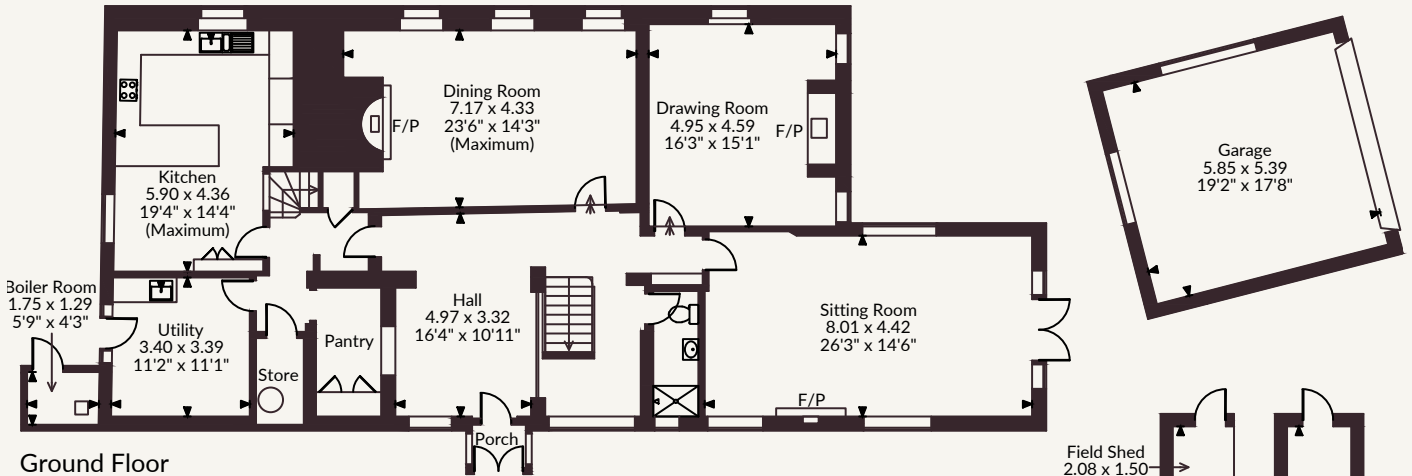
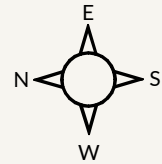
Local Authority: Canterbury City Council
Services: All mains services. Gas heating
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,847 sq ft (357 sq m)
3 reception rooms
5 bedrooms and 3 bathrooms
Double garage
Gardens of about 0.7 of an acre
Freehold | Coastal village

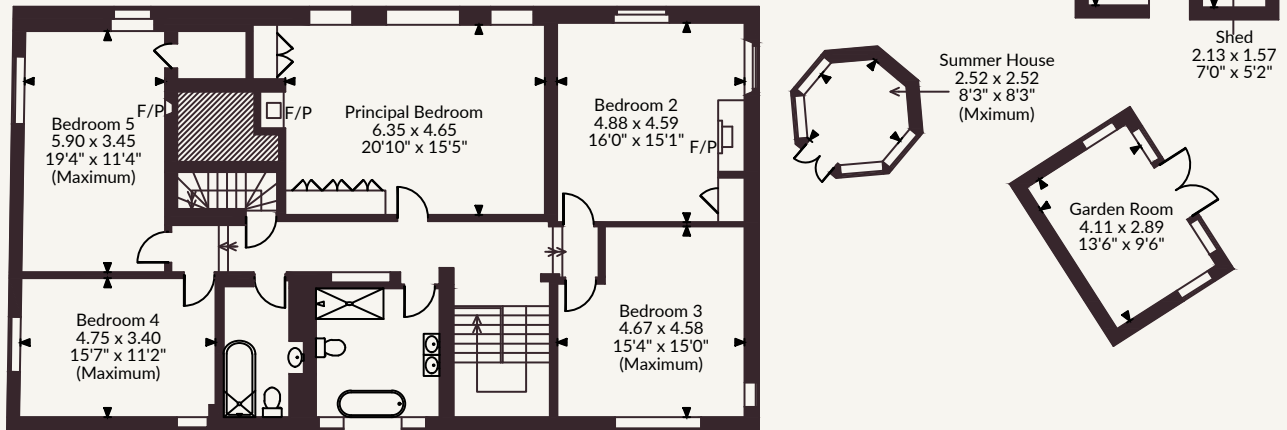
Guide price £1,000,000



The Manor House The Drove, Chestfield
 Main House internal area 3,847 sq ft (357 sq m)
 Garage internal area 339 sq ft (32 sq m)
 Outbuildings internal area 278 sq ft (26 sq m)
 Total internal area 4,464 sq ft (415 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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