



168 Dargate Road, Yorkletts, Whitstable CT5 3AH

5 BEDROOMS | 3 BATHROOMS | 1 RECEPTION

Freehold



## 168 Dargate Road, Yorkletts, Whitstable CT5 3AH

- Substantial Detached Contemporary Residence
- Almost 3000 Sq. Ft of Bright & Airy Accommodation
- Open Plan Family Room With Bi-Fold Doors
- Modern Kitchen With Quartz Worktops & Island
- Five Bedrooms & Three Sleek Bathrooms
- Exceptionally Energy efficient
- Underfloor Zoned Heating
- 100 Ft Rear Garden With Stunning Views
- Gravelled Driveway & Integral Garage

### SITUATION:

Yorkletts is a small village approximately three miles from the harbour town of Whitstable. It is home to the Woodlands Trust's largest and newest site, Victory Woods which covers approximately 140 hectares and has stunning views over the Thames Estuary. The woods lie in the North Kent Plain Natural Area between the North Downs Area of Outstanding Natural Beauty and the Thames Estuary. The award-winning Dove pub is within walking distance alongside Ashmore Cheese Farm shop which is just a few minutes' walk away. Nearby Whitstable offers a wide range of amenities including doctors, dentists, independent and high street shops, a railway station, restaurants, schools, leisure facilities and a wonderful harbour and quayside.

The charming market town of Faversham is just five miles away and has a wide range of high street shops and independent retailers which adorn its attractive high street and its

bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London.

The city of Canterbury is approximately five miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre. The city also offers a good selection of State grammar schools, several private schools and three universities.



**DESCRIPTION:**

A substantial detached newly built property offering almost 3000 sq. ft of accommodation set over three light and airy floors.

Set within a generous plot which includes a 100 ft rear garden and gravelled driveway. The property is situated in the village of Yorkletts just a few miles from Whitstable, in an elevated position overlooking horse paddocks, rolling countryside and the estuary.

The property has excellent energy efficiency standards, with high performance double glazing, low energy lighting, underfloor heating, and thermal insulation ensuring energy bills are significantly reduced and a greener way of living can be embraced.

The contemporary vertical weatherboarding is a striking contrast to the whitewashed facade and dark framed aluminium windows and doors.

The front door opens into a light and airy



hallway with marble effect tiles that run through the entire ground floor, these are complemented by solid oak doors and stainless steel light and socket fixtures which are found throughout.

The hallway opens into a large kitchen breakfast room with a magnificent island sitting central to the space and is illuminated by pendant lighting. The sleek handleless units integrate all main appliances and have been finished with slim line quartz work tops. Bifold doors run the full width of the kitchen and open onto the raised decking allowing the living area to spill outside.

The sociable kitchen diner opens into a dual aspect family room, which is large enough for a dining room table and relaxed seating areas. The downstairs space is further enhanced by a utility area and cloak room which also has access to the rear garden and garage.

To the first floor one will find a vast landing which leads to three double bedrooms and a family bathroom.

The bedroom at the rear has a glass balcony and benefits from a dressing room and luxury en-suite bathroom with free standing Mono bathtub and walk-in shower.

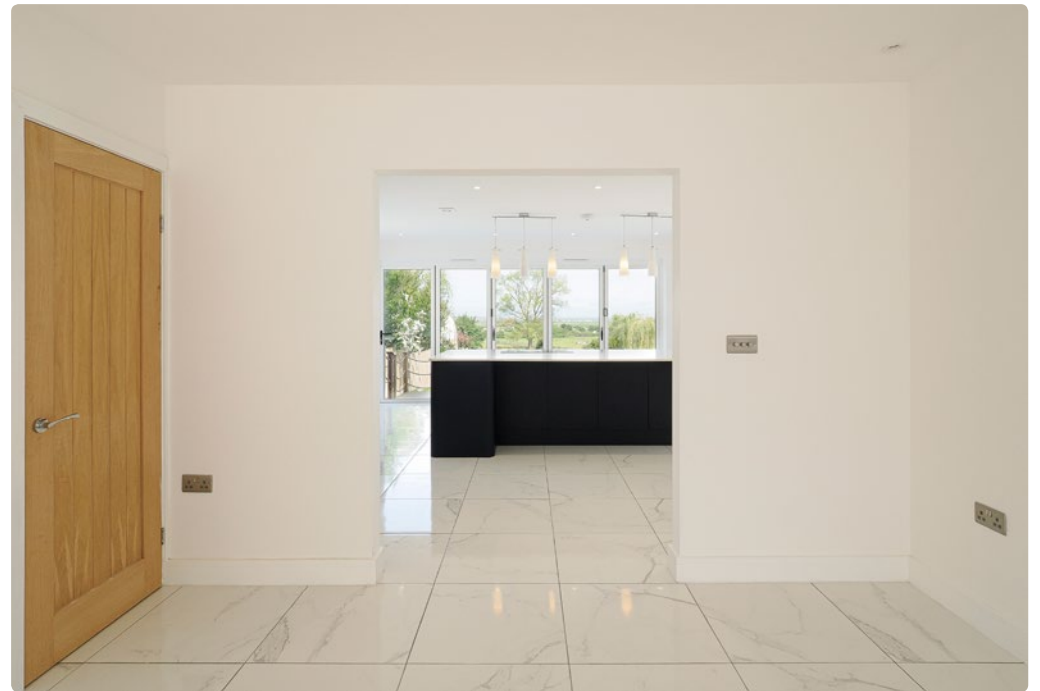
To the second floor there are another two double bedrooms, one of which has a pitched balcony with breath taking views of Kents countryside.

**OUTSIDE:**

A gravelled driveway provides parking for several cars and leads to the integral garage, whilst to the side of the property there is access to the rear garden via a side gate.

A raised decking terrace sits elevated over the 100 ft rear garden and provides ample space for alfresco dining whilst watching the sun go down.

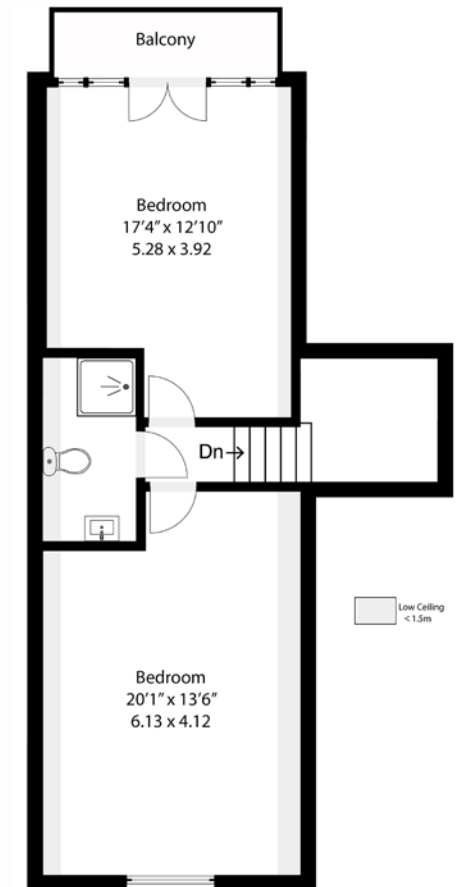
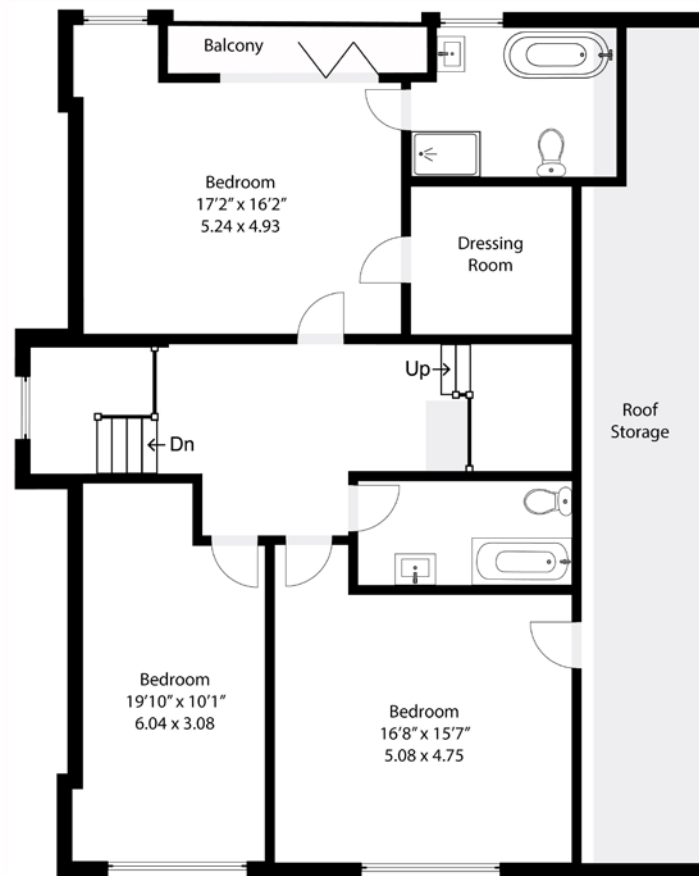
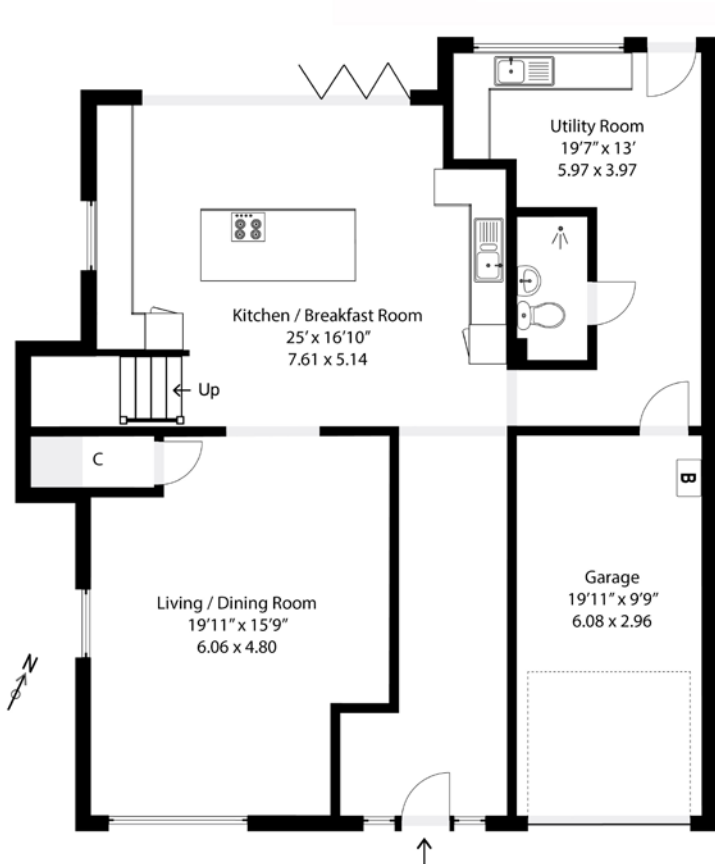
The rest of the garden is mainly laid to lawn and bordered by new fencing.











TOTAL FLOOR AREA: 2989 sq. ft (278 sq. m)  
HOUSE: 2795 sq. ft (260 sq. m)  
GARAGE: 194 sq. ft (18 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
TBC



GENERAL INFORMATION  
All services are mains connected

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