



FOUNDATION

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3 Northwood Road, Whitstable CT5 2ET

5 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



3 Northwood Road, Whitstable CT5 2ET

- Imposing Victorian Residence
- Significantly Enhanced & Renovated Throughout
- Creatively Presented With High Specification Fixtures
- Open Plan Living Area & Elegant Sitting Room
- Five Double Bedrooms & Three Luxury Bathrooms
- Exceptionally Energy Efficient
- Landscaped Rear Garden & Parking For Two Cars
- Moments From The Sea Front & Whitstable Harbour

SITUATION:

The popular seaside town of Whitstable is situated five miles north of the city of Canterbury and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of shops and boutiques, as well as high street names.

There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.

The nearby cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational

amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools and a number of well regarded junior and senior private schools. There are also three universities, two hospitals and two railway stations with a regular and fast service to London.

There is plenty of beautiful countryside nearby as well, including Wraik Hill Nature Reserve, Victory Woods Nature Reserve and Blean Woods. These have been designated as a national nature reserve and cover around 1257 acres of woodland and heath, with plenty of footpaths and bridleways throughout, making this an ideal setting for those who enjoy walking and outdoor pursuits.



An imposing and deceptively spacious Victorian terrace, which has been significantly renovated by the current owners who have an eye for detail and a flair for interior design which is evident with the finish of this magnificent home. The property dates back to the late 1800's and has an interesting history, thought to have been a school for rebellious boys and more recently multiple apartments it has now been turned back into a grand residential dwelling with off road parking and generous rear garden.



There is over 2000 sq.ft of artistically presented accommodation which has not only been aesthetically enhanced but reconfigured with modern conveniences thoughtfully installed which includes multiple high specification bathrooms, a sleek modern kitchen, new flooring and fine decor. Period features have been restored and flourish throughout with original fireplaces, detailed cornicing and intricate architrave. Whilst fully renovating every effort has been made to ensure the property is exceptionally efficient with new double-glazed

windows and doors, a brand new zoned HIVE central heating system, significant amounts of insulation, offering an EPC B rated property.

A chequered pathway leads to the front door which opens into a grand entrance hall with impressive high ceilings, exposed cornicing and detailed panelling, a boot room leads to a well-appointed cloak room, whilst the hallway leads through to an open plan living area. Here one will find a stylish dining room with a Canterbury cathedral stone mantle surrounding an open fireplace where one could install a wood burning stove. The kitchen breakfast room has been fitted with sleek dark units which complement the marble effect laminate work tops, all main appliances are integrated and include a double oven, dishwasher, fridge freezer and induction hob. The space is further enhanced by bi-fold doors spanning the full width of the kitchen and opening onto the sun terrace. The ground floor also has an elegant sitting room which has a large bay window, panelled walls and another fireplace with the same unique stonework as the one found in the

dining room. An attractive balustrade frames the staircase which leads to the first floor where one will find a convenient laundry room, a well-appointed family bathroom with freestanding bathtub and separate shower and three double bedrooms. The bay fronted principal bedroom is of excellent proportion and enjoys a luxury en-suite shower room with twin vanity basins. To the second floor there are a further two double bedrooms, the bedroom to the front is particularly wonderful with sea views, and another ensuite.

The rear garden has been thoughtfully landscaped using sleepers to create seating areas and dividing the lawn from the patio which has been laid directly off the bi-fold doors, and lead round to the side return where one also has access into the dining room. A little outhouse is the perfect place to store paddle boards and potentially install a shower perfect for coming in from the beach. To the rear of the garden there is two parking spaces, with an EV charger, whilst the walled front garden has a lovely, chequered pathway and is mainly laid with shingle.











TOTAL FLOOR AREA: 2059 sq. ft (191 sq. m)



EPC RATING
B



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
All services are mains connected

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