



FOUNDATION

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65, Wheatsheaf Square, Whitfield, CT16 3GU

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

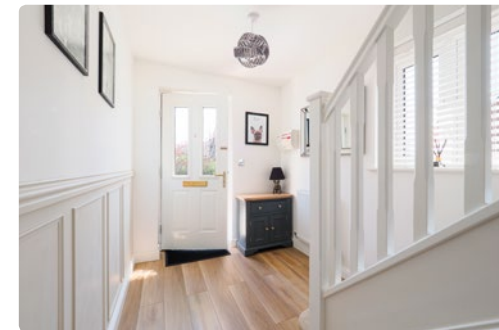
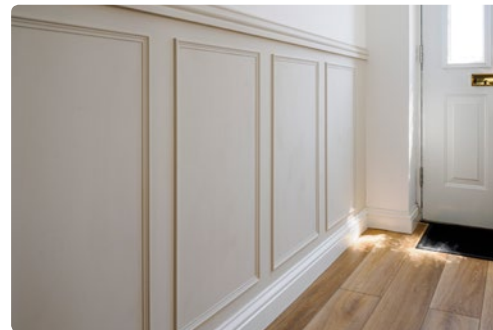




Freehold

## 65, Wheatsheaf Square, Whitfield, CT16 3GU

- Striking Modern Detached Residence
- Almost 1000 Sq.Ft Of Creatively Styled Accommodation
- Open Plan Kitchen Dining Room
- Fully Integrated Contemporary Kitchen
- 17 Ft Lounge/Sitting Room
- Exceptionally Energy Efficient
- Three Bedrooms & Two Bathrooms
- Car Port, Driveway & Generous Rear Garden



### SITUATION:

Wheatsheaf Square is in the village of Whitfield, surrounded by beautiful countryside, yet within easy reach of the A2 motorway which provides excellent access to Dover, Canterbury, and London. The village itself is situated some four miles north of Dover and has various amenities, including a primary school, a church, a hairdresser, a vets, a doctor's surgery, a nursery, a post office and a pub. There is also a village hall, which offers many clubs and social events.

The nearest large town is Dover, which has an excellent range of high street and independent shops, pubs, restaurants, leisure facilities including the famous English Heritage site 'Dover Castle' which has many outstanding events during the year. The area has a wide variety of primary and secondary education to choose from with grammar schools available in Dover and Sandwich in addition to private education.

Whitfield offers convenient access to the A2 road network and the railway station and port for cross channel ferries at Dover. The nearby Cinque Port of Sandwich also offers an extensive range of shops and facilities as well as the Royal St. Georges Golf Club and the Prince's Golf Club.

The town centre of Folkestone is situated only nine miles away with its arty vibe, thriving harbour and beautiful beaches, whilst Folkestone West offers a high speed rail service which reaches London St Pancras in approximately 52 minutes. The Channel Tunnel terminal at Cheriton and the M20 motorway are also within a short driving distance from here.

The vibrant Cathedral City of Canterbury is approximately 15 miles away and has a wide variety of shops, restaurants and leisure facilities, along with three universities, and two mainline railway stations.



#### DESCRIPTION:

An impressive modern three-bedroom detached home set within the sought-after Fitzwarin Place development on the edge of Whitfield, offering excellent access to both Canterbury and Dover.

Offering nearly 1,000 sq. ft of beautifully appointed accommodation, this contemporary residence features a sleek, fully integrated kitchen, luxurious bathrooms, and artistic décor throughout.

Built with energy efficiency in mind, the property achieves a commendable B energy rating. It benefits from excellent insulation, double-glazed windows, and a zoned central heating system—ensuring lower utility costs, reduced environmental impact, and optimal comfort year-round.



The exterior showcases attractive exposed brickwork, complemented by pale window frames and a handsome front door that opens into a bright and airy hallway. This entrance space features high-quality flooring, decorative wall panelling, a cloakroom, and a convenient storage closet.

To the right of the hallway is a generously sized 17 ft sitting room, whilst to the rear, an open-plan kitchen/dining area enjoys French doors that open directly to a spacious and well-maintained garden.

The kitchen is fitted with an array of stylish units, recently updated with new handles and wood-effect worktops. Integrated appliances include a dishwasher, washing machine, fridge freezer, oven, and gas hob. A ceramic sink with a matte black mixer tap and draining board is thoughtfully positioned to overlook the garden.

Upstairs, a galleried landing leads to a modern family bathroom and three well-proportioned bedrooms. The principal bedroom features a private en suite shower room.

#### OUTSIDE:

To the front, the property benefits from a private driveway leading to a carport, with a neatly landscaped garden featuring young shrubs that enhance the curb appeal.

The fully enclosed rear garden is mainly laid to lawn, with a small patio area perfect for outdoor dining or relaxing.

#### AGENTS NOTE:

We understand from the vendor there is approx £259 a year maintenance charge

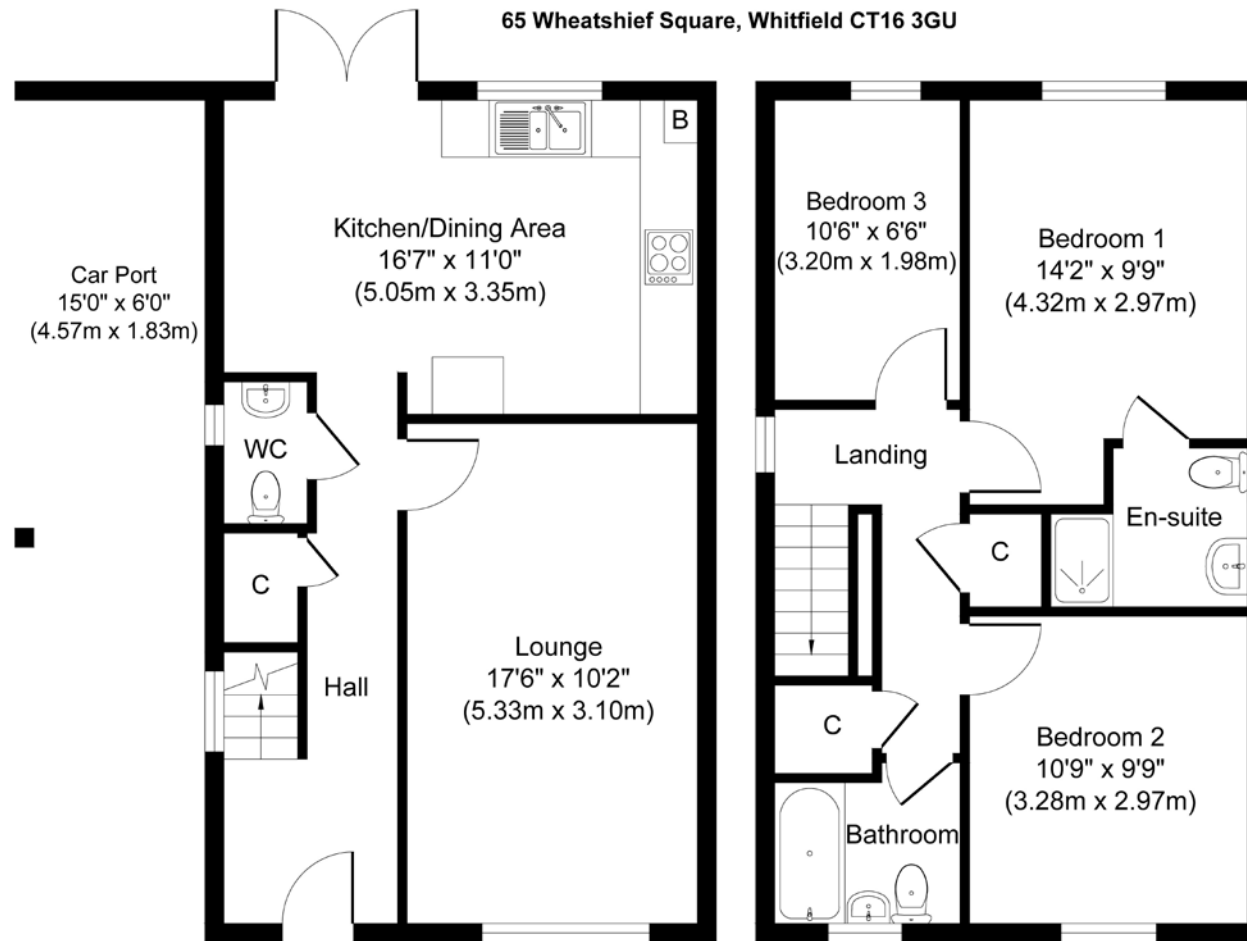












TOTAL FLOOR AREA: 956 sq. ft ( 89 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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