



Cherry Trees, Dargate Road, Yorkletts, Whitstable, CT5 3AB

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



## Cherry Trees, Dargate Road, Yorkletts, Whitstable, CT5 3AB

- Traditionally Styled Detached Residence
- Open Plan Living Area With Bi-fold Doors
- Exceptionally Energy Efficient
- Three Double Bedrooms & Two Luxury Bathrooms
- Fully Integrated Granite Topped Kitchen
- Manicured Gardens, Patio & Raised Decking
- Large Cabin – Ideal Home Office/Art Studio
- Driveway For Multiple Vehicles & Detached Garage

Yorkletts is a small village ideally positioned between the historic market town of Faversham, the cathedral city of Canterbury and the popular seaside town of Whitstable, with Whitstable's renowned beach and harbour less than two miles from Cherry Trees. The village is home to the Woodland Trust's largest and newest site, Victory Woods, extending to approximately 140 hectares and offering beautiful views across the Thames Estuary. The woodland sits within the North Kent Plain Natural Area between the North Downs Area of Outstanding Natural Beauty and the estuary, providing excellent opportunities for walking and enjoying the surrounding countryside. The award-winning Dove pub is within walking distance.

Nearby Whitstable offers a wide range of amenities including doctors, dentists, independent boutiques and high street shops, along with a mainline railway station, well-regarded schools, leisure facilities and a variety of restaurants. The town is also known for its harbour and vibrant food scene.

The charming market town of Faversham lies approximately five miles away and features an attractive historic centre with a bustling market square, independent retailers and high street shops. The town also offers excellent leisure facilities including a swimming pool and a cinema, alongside numerous pubs and restaurants. There is a good selection of primary schools and two secondary schools, including the highly regarded Queen Elizabeth's Grammar School. Faversham's mainline railway station provides regular services to London Victoria, Cannon Street and Charing Cross, as well as high-speed services to London St Pancras.

The historic city of Canterbury, also around five miles away, offers extensive shopping, cafés and restaurants, along with cultural attractions including the Marlowe Theatre. The city is well known for its excellent education, including grammar schools, independent schools and three universities, and is served by two mainline railway stations with connections to London.



#### DESCRIPTION:

A striking, traditionally styled detached three-bedroom residence, tucked away within a small and peaceful close in the charming village of Dargate, just a short distance from the popular seaside town of Whitstable. Built in 2017 by a renowned developer, Cherry Trees has been beautifully maintained by the current owners and offers over 1,400 sq. ft. of bright and airy accommodation. The interiors are presented in a palette of warm, neutral tones, complemented by elegant décor throughout.

The attractive façade combines heritage-style brickwork with dark Kentish weatherboarding, creating excellent kerb appeal. Set back from the road, the property benefits from a generous driveway, garage, and enclosed gardens.

Every effort has been made to ensure the home operates at peak efficiency, with a solar thermal system, gas central heating, excellent levels of insulation and high performance

double glazing. These upgrades have secured an impressive B energy rating, significantly reducing energy consumption while supporting a sustainable and eco-friendly lifestyle.

The welcoming entrance hall, complete with cloakroom and stairs rising to the first floor, leads through to the impressive triple-aspect living room. This spacious area offers clearly defined zones for both relaxing and dining, with a wood-burning stove forming a charming focal point. Bi-fold doors at the far end open directly onto the garden, allowing natural light to flood the room while creating a seamless connection between indoor and outdoor living.

The kitchen/breakfast room is fitted with a range of contemporary gloss units with integrated appliances, complemented by granite worktops. An oak-topped island and dedicated breakfast station further enhance this stylish and highly functional space.

To the first floor are three generous double bedrooms, all benefitting from fitted wardrobes, together with a well-appointed family bathroom featuring a bath with shower over, WC and wash basin. High-quality Laufen and Grohe sanitary ware and fixtures have been fitted throughout. The principal bedroom also enjoys the added luxury of an en-suite shower room.

#### OUTSIDE:

The rear garden features an extensive patio area accessed via the bi-fold doors, ideal for entertaining and outdoor dining. This leads onto a lawn enclosed by mature planting and fencing, and continues to a substantial garden cabin—perfect as a home office, studio or hobby space. Raised decking to the side of the cabin provides further areas for relaxing or alfresco dining.

To the front of the property there is a garage and a driveway providing off-road parking for multiple vehicles.

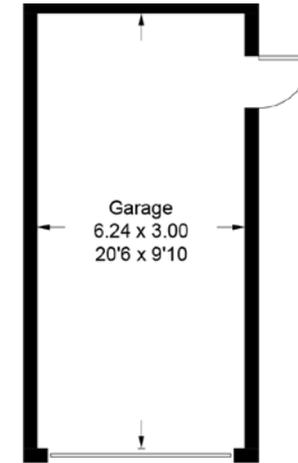
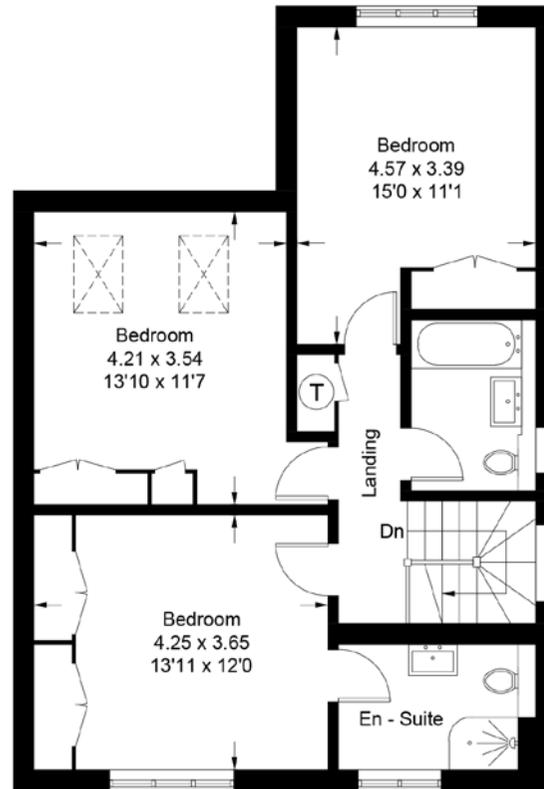
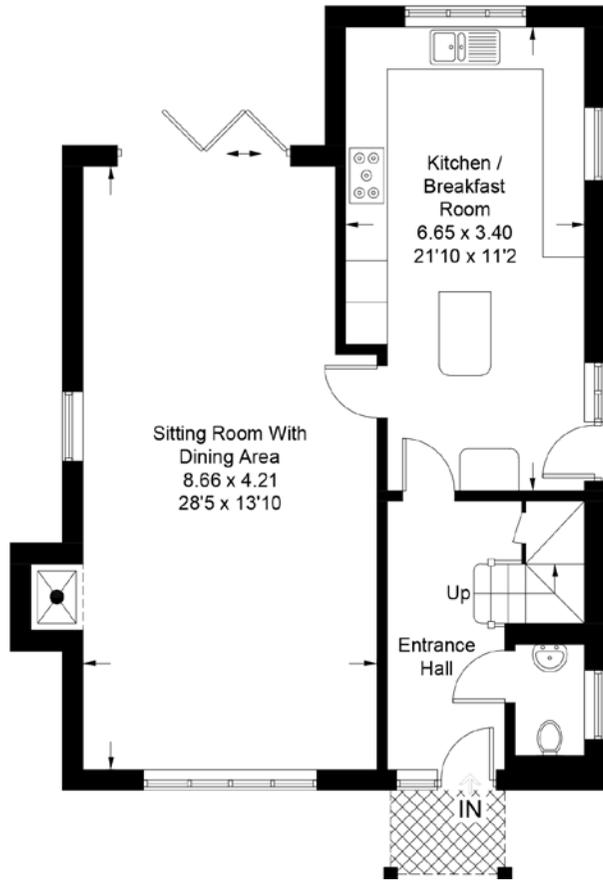




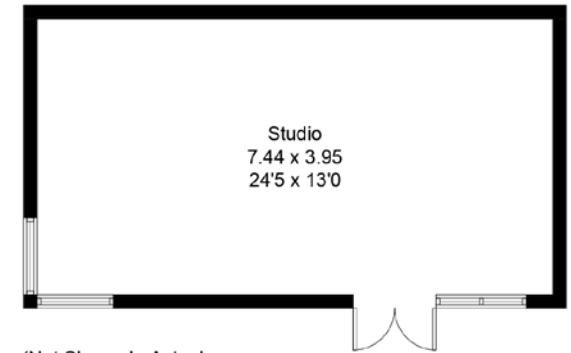








(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



TOTAL FLOOR AREA: 1997 sq. ft (185 sq. m)  
HOUSE 1478 sq. ft (137 sq. m)  
GARAGE/STUDIO: 519 sq. ft (48 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
E



GENERAL INFORMATION  
All services are mains connected

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