SPILLER BROOKS

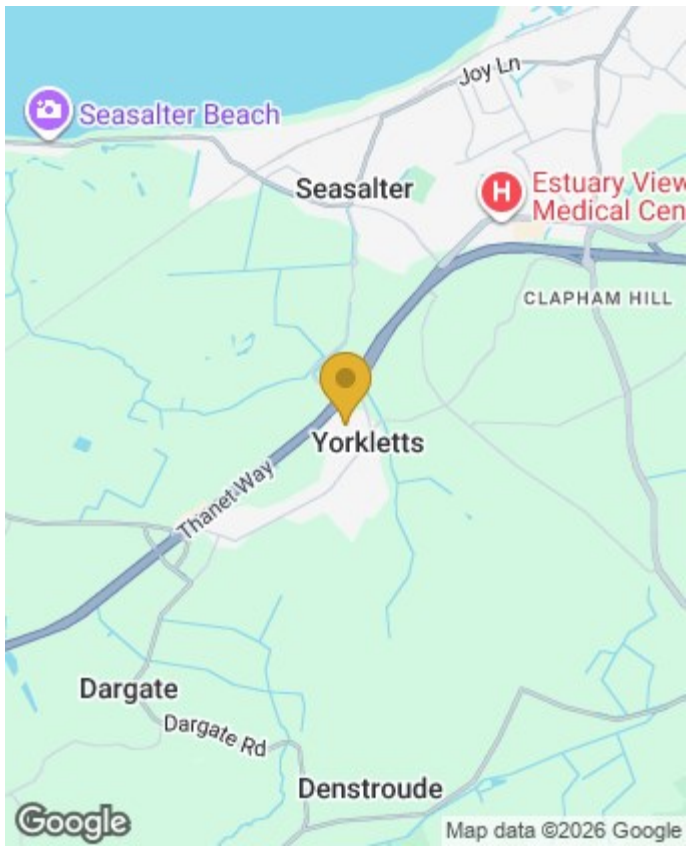
Working for you and with you

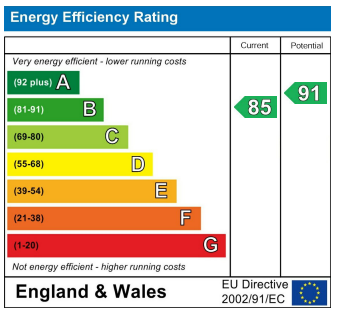


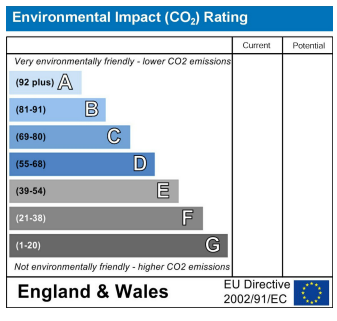
1 Croft View Dargate Road
Yorkletts, Whitstable, CT5 3AB



Main area: Approx. 161.6 sq. metres (1740.0 sq. feet)
Plus garages, approx. 12.9 sq. metres (139.1 sq. feet)
Plus outbuildings, approx. 12.3 sq. metres (132.3 sq. feet)







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Appealing Chain Free Sale

Situated at the end of a private, no through lane and set on an impressively large plot with exceptional outdoor space that's increasingly hard to find, this home offers wonderful space for outdoor living, entertaining, and future possibilities.

Surrounded by generous gardens, vibrant greenery and countryside views, the grounds have been thoughtfully enhanced using a range of materials and diverse planting to add structure, texture and character to the landscape.

Built in 2014 to Code 4 for Sustainable Homes, an air source heat pump (replaced in 2023) and solar panel for hot water help to reduce energy costs, a highly desirable asset in current times.

Offering 162 sqm (1740 sqft) of flexible living space, this home is smartly presented and designed for easy, everyday living. The layout brings together a bright kitchen/breakfast area and a spacious lounge/diner with a wood burning stove and direct access to the garden. A versatile fourth bedroom, home office or family space sits alongside a practical utility and cloakroom to complete the ground floor. Three good size double bedrooms, one with a glass and steel balcony with far reaching country views, smart bathroom and en-suite shower room occupy the first floor.

An attractive, bespoke garden building incorporates a garage, car port and studio or home office, ensuring a dedicated workspace and work/life balance.

Enjoy and embrace the best of both worlds; coastal and countryside living on the periphery of a favoured and flourishing seaside town.

£672,000









ACCOMMODATION

Entrance Hall

Cloakroom

Kitchen/Breakfast Room
18'1 x 12' (5.51m x 3.66m)

Lounge/Diner
21'10 x 15'3 (6.65m x 4.65m)

Bedroom 4/Family Room
13'7 x 11'6 (4.14m x 3.51m)

Utility Room
7'9 x 4'8 (2.36m x 1.42m)

Bedroom 1
18'8 x 12'10 (5.69m x 3.91m)

Bedroom 2
18'8 x 10'7 (5.69m x 3.23m)

Bedroom 3
15'5 x 9'5 (4.70m x 2.87m)

En-Suite Shower Room

Family Bathroom
8'5 x 6'11 (2.57m x 2.11m)

Garden Building
Studio/Home Office - 14'11 x 8'10 (4.55m x 2.69m)
Garage - 15'3 x 9'1 (4.65m x 2.77m)
Carport - access to boarded loft with light

Plot Measurement
Overall plot approximately 0.65 acres

Tenure
This property is Freehold.

EPC Rating
Excellent B rating - Current 85 / Potential 91

Dimensions & Floorplans
Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Council Tax Band
Band E : £2,930.88 2026/27
We respectfully suggest that interested parties make their own investigations

Specification & Relevant Information
Cedar cladding to the exterior
Air source heat pump & associated equipment (we understand from the vendor this was replaced in April 2023. The work included new air source heat exchange, new cylinder, buffer tank and heating controls. It has a 7 year parts and labour warranty)
Solar panel
EV home charger
Hot tub
Exterior hot and cold shower
Exterior power points
Exterior lighting & cameras
Timber shed
Wood burning stove with slate hearth
Granite work surfaces & upstand
Water softener
Mains wired smoke detectors
Glass and steel balcony
Studio with independent consumer unit, storage heater & PIR lighting.

Navigate To This Property
What3words will help you find the exact location of this property - kiosk.tend.lightbulb.

Location & Lifestyle Amenities
Yorkletts offers a semi rural setting while still benefiting from excellent local amenities. Everyday essentials are close by, with shops, cafés and services in nearby Seasalter and Whitstable, along with well regarded schools and convenient transport links towards Canterbury and the coast.

The area is surrounded by countryside, nature reserves and walking routes, giving residents easy access to green space as well as the vibrant coastal lifestyle of Whitstable.

Whitstable (2.9 miles) offers a vibrant mix of independent shops, cafés and acclaimed seafood restaurants, all set against its famous beach and harbour. Families enjoy easy access to schools, leisure facilities and plenty of coastal activities, from paddleboarding to relaxed weekend strolls along the seafront.

Just a short drive away (6.5 miles), Canterbury offers an excellent choice of educational facilities, along with family friendly leisure options, cultural attractions and plenty of places to eat, explore and enjoy time together.

Whitstable mainline railway station (3 miles) provides fast and frequent links to both London St Pancras & London Victoria. The High-Speed Javelin service is available from Faversham to London St Pancras, approximately 68 minutes.

The A299 is easily accessible and provides a link to the A2/M2.





