



Cadapatra Boxley Road, Walderslade, Chatham, ME5 9JE

Asking price £1,375,000

Jack Charles  
Estate Agents

Sales & Lettings

Cadaptra  
Boxley Road,  
Walderslade,  
Chatham,  
ME5 9JE

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Substantial Detached Family Home
- Five Bedrooms
- Four Bathrooms
- Stunning Open Plan Kitchen / Family room
- Sunken Living Room
- Perfect For Multi Generational Living
- Detached OutBuilding Ideal Annexe
- 0.66 Acre, Formal Gardens & Grounds
- Double Garage & Drive
- Highly Desirable Location



**Cadaptra**  
Approximate total internal area:  
287.97m<sup>2</sup> ( 3099.68sqft)  
Approximate total internal area inc. Garage / Annex:  
375.46m<sup>2</sup> ( 4041.42sqft)  
Approximate total internal area inc. BBQ Hut:  
384.06m<sup>2</sup> ( 4133.99sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only

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## To Be Sold

A substantial and deceptively spacious detached 5 bedroom, 4 bathroom family home situated in a very desirable location. The property stands in grounds and gardens that extend to approx 0.66 acre. This stunning home has been beautifully modernised and stylishly improved by the present owners and offers great scope with split level accommodation that is perfect for multi generational living both within the property itself as well as potential to modify the detached two story outbuilding which currently incorporates double garage, cloakroom, kitchen / dining room and two first floor rooms.

A particular feature of the property itself is its charming sunken living room which provides great entertaining space, there is also a stunning open plan kitchen / family room which has a lovely double aspect over the gardens.

The accommodation provides a vaulted reception hall, three reception rooms including a snug plus a very large study landing. There are 5 bedrooms, 3 with ensembles (4 bathrooms in total). The master bedroom benefits from two walk in dressing rooms an ensuite shower room and an air conditioning unit supplying cool and warm air flow.

Outside to the front is a very large drive providing parking for up to 10 cars. There is a separate self contained annexe incorporating a double garage, to the side of which is an entrance door with a lobby leading to a cloakroom and kitchen/dining area with French doors opening onto the garden. To the first floor there are two rooms, currently being used as a home office but could be used as living space.

There are large gardens to the side and rear having been beautifully landscaped, they are principally laid to lawn with terraced areas and a large patio. There is a bbq hut available by separate negotiation and we feel the gardens are perfect for families with lots of space for children as well as those with green fingers.

## Location

Located on the fringes of Walderslade Woods, the M2 and M20 motorway networks are easily accessible and provide direct links to Hempstead Valley, Bluewater, London and Maidstone all providing an excellent array of shops, restaurants, leisure activities and amenities. Nearby Chatham and Rochester railway station provide a high speed link to St Pancras via Ebbsfleet and Stratford. Highly regarded private schools such as Kings and St Andrews can be found in the neighbouring cathedral city of Rochester less than 5 miles distant, as well as local state primary and grammar schools ranked outstanding by Ofsted.







