



Cliff Road, Birchington







Tudor Lodge

Cliff Road
Birchington
Kent
CT7 9LS

7.5 miles Broadstairs
13.5 miles Canterbury

7.5 miles Ramsgate
28.5 miles Folkestone

Description

Ground Floor

- Covered Porch
- Entrance Vestibule
- Entrance Hall
- Drawing Room
22'9 x 14'0
(6.93m x 4.27m)
- Morning Room
21'9 x 12'3
(6.63m x 3.73m)
- Rear Lobby/Garden Room
12'2 x 7'10
(3.71m x 2.39m)

- Dining Room
14'0 x 12'9
(4.27m x 3.89m)
- Conservatory
25'0 x 18'8
(7.62m x 5.69m)
- Kitchen
15'6 x 12'9
(4.72m x 3.89m)
- Utility/Boot Room
11'7 x 9'7
(3.53m x 2.92m)

- Bedroom
15'0 x 10'0
(4.57m x 3.05m)
- Bath and Shower Room

First Floor

- Landing
- Master Bedroom
14'0 x 13'3
(4.27m x 4.04m)
- Bedroom
14'0 x 12'9
(4.27m x 3.89m)
- Bedroom
13'9 x 12'3
(4.19m x 3.73m)
- Bedroom
12'0 x 11'9
(3.66m x 3.58m)
- Study
6'6 x 6'1
(1.98m x 1.85m)
- Bathroom
- Shower Room
- Play Room
15'9 x 9'9
(4.80m x 2.97m)

- Front/Driveway - Large carriage driveway providing ample parking and well-maintained gardens with lawn, flower and shrubs borders and a wishing well
- Rear Garden - The first section of garden is laid to lawn with ornamental pond and established flower borders, hedging, storage sheds and plant room for pool. The rear section of the garden has a timber summerhouse





Property

Tudor Lodge is an exceptional coastal residence enjoying uninterrupted panoramic sea views. This stunning home was built in the 1930's in a period style offering spacious well-proportioned accommodation, attractive gardens and a covered swimming pool.

The entrance to the property has a covered porch with an entrance vestibule leading to a spacious entrance hall with galleried staircase. The attractive drawing room has a feature fireplace, window to the front and folding doors leading to the morning room. The hub of the house is the open plan dining, conservatory and kitchen space. The dining room flows into the superb conservatory with access to the gardens, this in turn then flows in the large family kitchen with base and wall units and many integrated appliances. There is also a separate utility/boot room, a playroom which has been create from the former garage which could be converted back again if required. There is also a fifth bedroom and family bathroom on the ground floor.

On the first floor the impressive dual aspect master bedroom enjoys magnificent sea views and there are three further bedrooms, a study, a bathroom and shower room.

Externally to the front of the property there is a large carriage driveway providing ample parking and well-maintained gardens with lawn, flower and shrubs borders and a wishing well. To the rear, the first section of garden is laid to lawn with ornamental pond and established flower borders, hedging, storage sheds and plant room for pool. The heated pool is covered by a 'Eureka' pool cover which pulls back to allow the swimming pool to be open. The rear section of the garden has a timber summerhouse.

Tudor Lodge is found within easy access to Birchington village where you will find a wide variety of shops, supermarkets, restaurants and cafes. Birchington also has a railway station providing a regular service to London. The area also boasts a number of highly regarded schools in both the public and private sectors. There are further cultural, dining and shopping facilities available at the Cathedral City of Canterbury approximately 14 miles away.



The Vendor's View

It was actually my son who first brought my attention to the property, saying "I've just found the house you're after". My husband wanted a property by the sea, and this was just my kind of house, with a fabulous uninterrupted sea view from the front.

The whole house has a lovely warm and family feel, it's very comfortable and welcoming from the moment you walk in. The drawing room is probably the best room with a stunning sea view and a relaxing atmosphere. I love the conservatory for day-to-day sitting in, a great place to enjoy a cup of coffee and enjoy the view over the garden. There is a very large swimming pool, which has been very popular with our younger visitors over the years; along with lovely garden areas for playing and barbecues. It really is an ideal home for families, given all the child-friendly spaces.

Cliff Road is a quiet, yet friendly area. The seafront outside the house is mainly pebbles, which is nice for prawning and the sort of thing, but it also means that it remains quiet and relatively private all year round. The blue-flag sandy beach at Minnis Bay is just 5 minutes walk away and that is far more popular with tourists. The town centre had a variety of shops and local amenities and this is also only about 5-10 minutes away. Birchington train station is just a 10 minute walk from the house, where the trains leave for London every half hour (either St Pancras on the fast train or Victoria).

It's with sadness and a small degree of reluctance that I have decided that now is the right time for me to move. I will miss the many happy times that I have had with my family here and, of course, the space and sea view.





Ground Floor
 Approximate Floor Area
 2348.14 sq. ft.
 (218.15 sq. m)



First Floor
 Approximate Floor Area
 1361.63 sq. ft.
 (126.50 sq. m)

TOTAL APPROX FLOOR AREA 3709.78 SQ. FT. (AREA 344.65 SQ. M)
 Measurements are approximate. Not to scale. Illustrative purposes only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Important Notice:
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Viewing

Strictly by appointment with Miles
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