



Whitstable Road, Herne Bay







Brade End

Whitstable Road, Herne Bay
Kent, CT6 8BL

2 miles Herne Bay
8 miles Canterbury

3.5 miles Whitstable
16.5 miles Ramsgate

Description

External

Ground Floor

- Entrance Hall
- Cloakroom
- Reception Room
13'9 x 9'6
(4.19m x 2.90m)
- Open Plan
Lounge/Dining
Room/Kitchen
62'2 x 27'3
(18.95m x 8.31m)

First Floor

- Landing
- Master Bedroom
29'7 x 19'4
(9.02m x 5.89m)
- En-suite Shower Room
- Bedroom
18'9 x 11'0
(5.72m x 3.35m)
- En-suite Shower Room
- Bedroom
15'9 x 10'5
(4.80m x 3.18m)
- Bedroom
15'9 x 9'2
(4.80m x 2.79m)
- Family Bath and Shower
Room

- Front/Driveway – Set back behind a high-brick wall and accessed via double gates to a block-paved driveway providing off street parking for numerous vehicles
- Detached Double Garage (With Room Above)
23'1 x 22'10
(7.04m x 6.96m) – Accessed via stairs with a lounge/bedroom/kitchen area and a shower room
19'0 x 16'7
(5.79m x 5.05m)
- Large Rear Garden - Laid mainly to lawn with large paved patio extending across the back of the property and there is a large detached chalet style building which currently provides a spacious gym
38'10 x 18'3
(11.84m x 5.56m) with two additional rooms
18'3 x 16'4 (5.56m x 4.98m) and 13'1 x 8'3
(3.99m x 2.51m) plus a shower room which could provide a variety of uses including annexe accommodation, subject to the necessary planning consents



Property

A spacious individually designed four bedroom family home with the main house providing approximately 4100 sq.ft of living accommodation. 'Brade End' has been built to a high-specification and provides modern contemporary living.

There are many attractive and appealing features including the stunning open-plan kitchen/dining and living room with two sets of bi-fold doors leading to the large rear garden. The superb high-end kitchen provides a comprehensive range of units with integrated appliances including two Gaggenau ovens, gas hob, large fridge/freezer, dishwasher and Miele coffee machine. There is engineered oak flooring to the ground floor which boasts underfloor heating.

To the first floor there are four bedrooms and a delightful luxury family bathroom. The large 29'7 x 19'4 master bedroom has built-in wardrobes and a superb en-suite shower room and bi-folding doors leading to a balcony overlooking the rear garden.

Externally, there is a large garden laid mainly to lawn with large paved patio extending across the back of the property. There is a large detached chalet style building which currently provides a spacious gym with two additional rooms which could provide a variety of uses including annexe accommodation, subject to the necessary planning consents. To the front there is a block-paved driveway providing off street parking for numerous vehicles leading to a detached double garage with electric roller doors with a room above with a lounge/bedroom/kitchen area and a shower room.

'Brade End' stands behind a high brick wall and is entered via electric gates. The property is found to the outskirts of Herne Bay within easy access of the beach and town centre, where you will find a wide variety of shops, bars and restaurants. In the other direction the popular seaside town of Whitstable is approximately 3.5 miles away boasting a number of independent shops and boutiques. Herne Bay has a mainline railway service providing a regular service to London. The Cathedral City of Canterbury is approximately 8 miles away where there are a larger variety of shopping, dining, recreational and educational facilities to be found.



Our Time Here

It was my husband's dream to build a property, and so when we first discovered this plot, we knew it was the perfect location and right time for us to do this. The house is now three years old and has been finished to a very high specification.

Our favourite room would probably be the huge kitchen, which is part of the open-plan living area. It's an ideal family space and is amazing for entertaining, especially with the bi-fold doors opening out onto the garden.

In addition to the house is a self-contained apartment with a kitchen and bathroom above the garage. There is also a studio-type building, which we have used as a gym and dance studio. It has its own bathroom, and could potentially be converted into another self-contained flat.

The property is gated and has a very private and secluded feel, making the atmosphere in the house and garden very safe. The driveway is large enough to park up to 15 cars, making entertaining and welcoming house guests very easy!

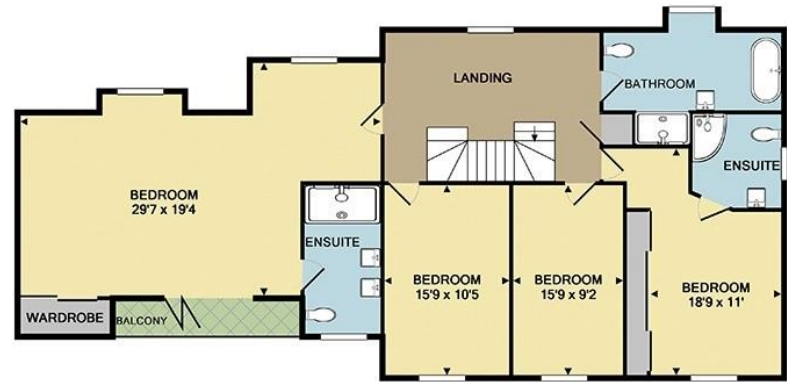
The property is just a 5 minute walk from the nearest shop and less than 10 minutes to the seafront, with a lovely large park nearby and lots of good schools in the area. Whistable is just a 10 minute drive away, which has plenty of fantastic restaurants and there is always a lot going on there.

This property would be a fantastic family home, and with the additional separate living space, and potential in the studio, it could even be a home to a multi-generational family.

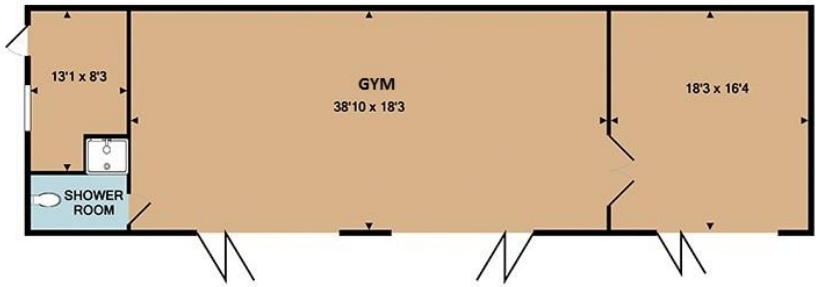




GROUND FLOOR
APPROX. FLOOR
AREA 2272 SQ.FT.
(211.1 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 1832 SQ.FT.
(170.2 SQ.M.)




OUTBUILDING
APPROX. FLOOR
AREA 1156 SQ.FT.
(107.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 5260 SQ.FT. (488.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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 and Barr Exclusive

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Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



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