



North Foreland Avenue, Broadstairs











# Deepdene

## North Foreland Avenue

### Broadstairs, Kent, CT10 3QT

1.5 miles Broadstairs  
3.5 miles Margate

3.5 miles Ramsgate  
19.5 miles Canterbury

#### Description

##### Ground Floor

- Hallway
- Cloakroom
- W.C
- Family Room/Office  
17'9 x 14'8  
(5.41m x 4.47m)
- Dining Room  
20'0 x 15'11  
(6.10m x 4.85m)
- Boiler/Electrics Room  
9'9 x 9'6  
(2.97m x 2.90m)
- Open-Plan Lounge/Kitchen  
47'9 x 20'1  
(14.55m x 6.12m)  
Bi-folding doors to the rear terrace

##### First Floor

- Landing
- Master Bedroom  
19'8 x 17'6  
(5.99m x 5.33m)  
Door to balcony terrace
- En-suite Bathroom

##### • Separate Wet Room/Shower

- Bedroom  
18'2 x 12'1  
(5.54m x 3.68m)
- En-suite Bathroom
- Bedroom  
15'0 x 10'8  
(4.57m x 3.25m)
- En-suite Bathroom
- Bedroom  
20'0 x 15'8  
(6.10m x 4.78m)
- En-suite Bathroom
- Bedroom  
20'0 x 10'1  
(6.10m x 3.07m)

##### Basement Level

- Undercroft Garage  
47'9 x 18'3  
(14.55m x 5.56m)  
- With electric up and over doors, providing parking for numerous vehicles
- Front/Driveway - Entered via electric gates with a long driveway
- Rear Garden - Steps down from the balcony terrace to lawned gardens





## Property

Simply stunning is this detached five bedroom newly built family home with approximately 4500 sq. ft of accommodation. This attractive home has been built to a high-specification and is found on the prestigious private North Foreland estate in Broadstairs.

Entered via electric gates 'Deepdene' boasts two reception rooms plus the stunning 47'9" x 20'1" kitchen/lounge which runs the width of the house to the rear with bi-folding doors leading out to the terrace and lawned gardens and also enjoying some sea views. The fabulous kitchen has a comprehensive range of units with Apollo Strontium Quartz work surfaces and integrated high-end appliances including Gaggenau five ring gas hob and Miele oven, steamer and microwave oven with warming drawers and discreet push up extractor and dishwasher. There is Porcelain tiled flooring to the hallway and kitchen area with oak flooring to the reception areas.

All five bedrooms have en-suite facilities and built-in wardrobes with the master bedroom having a large separate walk-in rain shower and a free-standing copper bath.

Externally there is a long driveway leading to a 47'9" x 18'3" undercroft garage with electric up and over door providing space for numerous vehicles.

The historic seaside town of Broadstairs is within easy reach where you will find a variety of independent shops, bars and top class restaurants offering a wide variety of cuisines. Broadstairs also has a number of sandy beaches and bays and for the golfers, North Foreland Golf Club is close by. There are numerous other leisure and recreational facilities available in the area as well as a number of highly regarded schools to be found in both the public and private sectors including grammar schools. Broadstairs also has a high-speed rail link to London.





## The Vendor's View

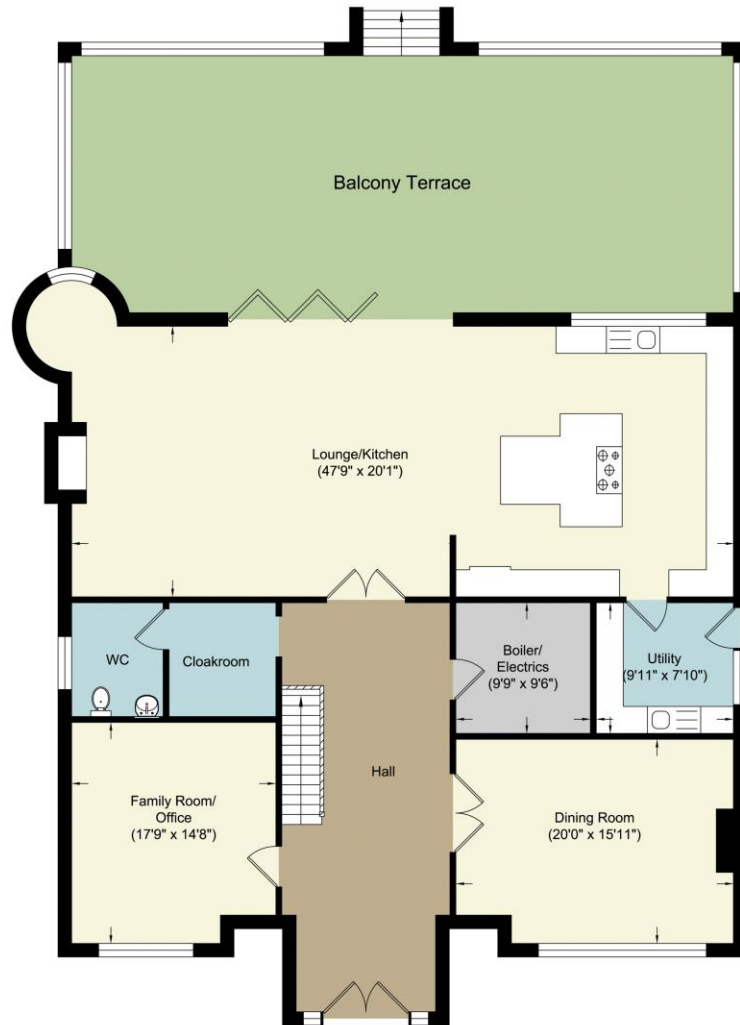
Many people dream of building their own home to their own design, and so when the opportunity arose to acquire a plot with a very tired house on it, I decided to take up the challenge. The area was key to this decision, being on a private, very secure, estate with the benefit of being only a mile from Broadstairs town, but secluded from the hustle and bustle on the cliff-top on the North Foreland - and with it's own beach!

The house itself is very open and airy with a nod toward Art Deco in the design, as I wanted to have a "villa" feel to it. The layout lends itself to parties, especially in the summer when we have had many BBQs with family and friends, the open plan kitchen / diner and the bi-fold doors leading on to the patio and garden creating a large, enclosed area for everyone.

The house also benefits from five bedrooms, each with their own en-suite, which makes it easy to accommodate friends and relatives when they visit, particularly during the holidays. Of course this is also a very family friendly feature too!

The time has come for me to move on to new horizons, and to let a family enjoy Deepdene as much as I have. In many ways, I will be sad to leave; I will miss the privacy it offers, the peace and quiet, and the friendliness of the neighbours here. But I intend to spend a lot of time travelling in my dotage, which predicates having a smaller base at home.

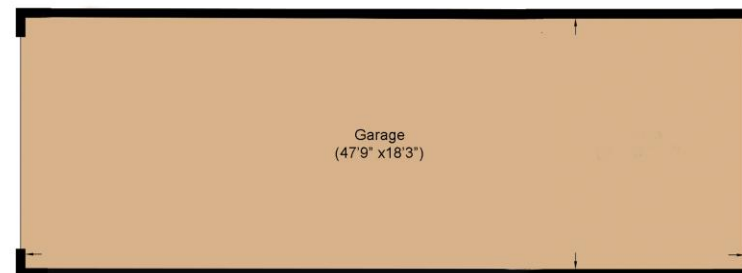




Ground Floor  
 Approximate Floor Area  
 2220.37 sq. ft.  
 (206.28 sq. m)



First Floor  
 Approximate Floor Area  
 2148.90 sq. ft.  
 (199.64 sq. m)



Basement  
 Approximate Floor Area  
 874.82 sq. ft.  
 (81.27 sq. m)

TOTAL APPROX FLOOR AREA 5244.07 SQ. FT. (AREA 487.19 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.

Total area includes Garage. Balconies and Terrace are not included.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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