



Waldron Road, Broadstairs







## Three Gables

32 Waldron Road  
Broadstairs  
Kent  
CT10 1TB

1 mile Broadstairs  
4.5 miles Margate

2 miles Ramsgate  
18.5 miles Canterbury

### Description

#### Ground Floor

- Reception Hall
- Cloakroom
- Lounge  
16'1 x 14'6  
(4.90m x 4.42m)
- Reception Room  
14'5 x 12'11  
(4.39m x 3.94m)
- Dining Room  
14'9 x 13'1  
(4.50m x 3.99m)
- Kitchen  
18'0 x 8'6  
(5.49m x 2.59m)

- Bedroom  
13'3 x 10'11  
(4.04m x 3.33m)
- Bedroom  
12'6 x 9'1  
(3.81m x 2.77m)
- Bedroom  
9'2 x 6'9  
(2.79m x 2.06m)
- Bath and Shower Room
- Separate W.C

#### External

- Front/Driveway - Long driveway providing off street parking for numerous vehicles leading to the large tandem garage
- Tandem Garage  
30'3 x 12'2  
(9.22m x 3.71m)  
With electric up and over door
- Large Rear Garden

#### First Floor

- Landing
- Bedroom  
16'0 x 14'6  
(4.88m x 4.42m)
- Bedroom  
14'5 x 12'11  
(4.39m x 3.94m)





## Property

'Three Gables' is an attractive detached five bedroom Arts and Crafts style home believed to have been built in 1924. The property is found in one of Broadstairs most prestigious roads and enjoys sea views from the front. To the ground floor there are two reception rooms plus a reception hall and a good-sized kitchen/breakfast room with a marble work surfaces and a comprehensive range of cupboards. There is also a cloakroom. To the first floor there are five bedrooms and a family bathroom. The property has many attractive features including some oak flooring, appealing fireplaces; two with woodburners and many original doors amongst many others.

The property is set back from the road and has a long driveway providing off street parking for numerous vehicles leading to the large tandem garage with electric up and over door. In all the plot is approximately 0.3 of an acre. The large rear garden is laid mainly to lawn and has a large patio and a wide variety of plants, shrubs and trees including tropical plants and fruit trees. There is a large vegetable plot and a timber chalet, potting shed and greenhouse.

Broadstairs town centre is within easy access and offers a wide variety of independent shops, bars and popular restaurants. There are a number of sandy beaches and bays to be found as well as numerous leisure and recreational facilities. Broadstairs has a mainline railway station providing a high-speed link to London. The area also has a number of highly regarded schools to be found in both the public and private sectors.



## Our Time Here

It was the style of this Arts & Crafts house, along with the lovely large garden that attracted us to this property, some 10 years ago now. We understand that it was named after the architect that designed it, and we fell in love with all the art deco and quirky features, such as the fireplace in the sizeable vestibule!

Our favourite room is probably the kitchen, which is an all-encompassing living space, split into three areas. It's great to be able to cook and talk with our grandchildren while they're playing or watching television. This is an ideal house for spending time with the family or entertaining, as the rooms are so spacious.

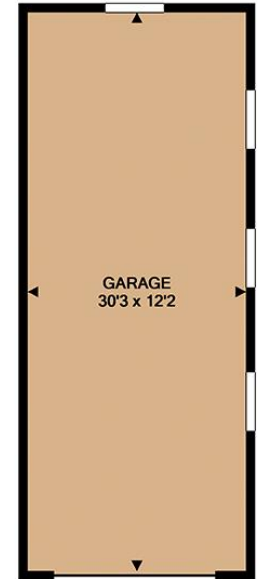
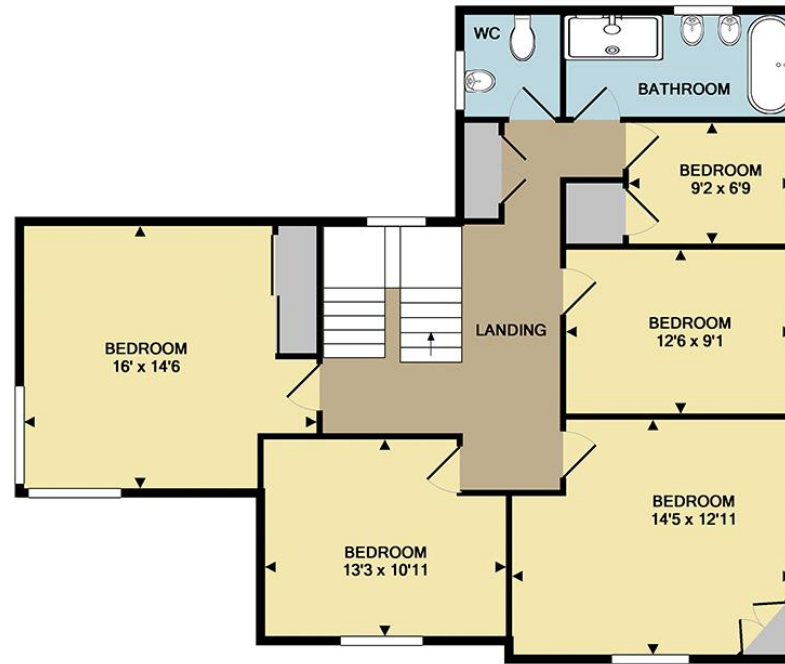
The garden is enormous, and home to summerhouses, sheds, poly tunnels and even an orchard. We recently had the fishpond redesigned and landscaped, and this is one of our favourite parts of the outside space now.

We love the fact that we can walk across the road and be on Dumpton Gap's beautiful sandy beach within a minute of leaving the front door – no doubt our grandchildren's favourite aspect of the house! You can walk from here all along the coast to Ramsgate or Broadstairs along the beach, or the clifftops if you prefer. As well as the many sandy bays in the area, we also like to visit the King George VI Memorial Park, which has a lovely glasshouse and is very popular with people for afternoon tea.

The house is set on a very quiet road with very little traffic, which is ideal for anyone with children. At the same time, it is very accessible for both road and rail links and within easy reach of the shops, bars and restaurants, as well as Westwood Cross.

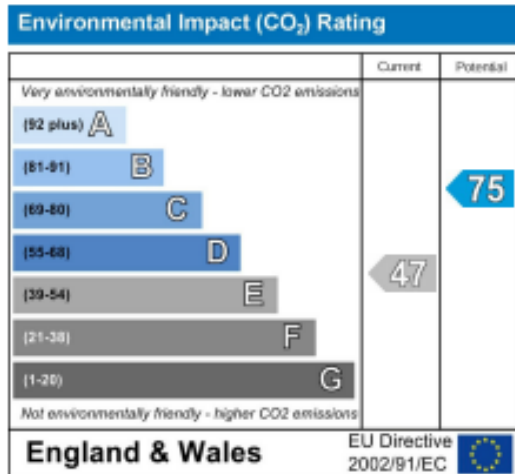
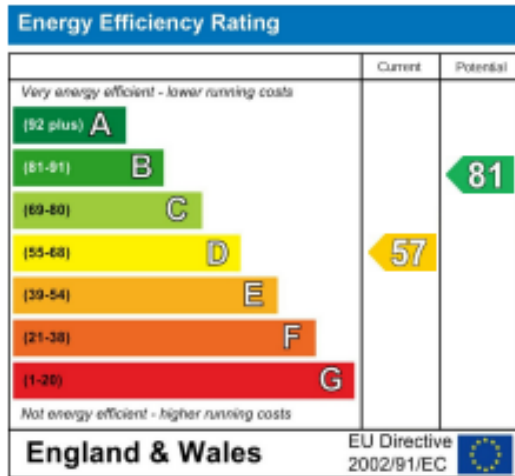
We're going to miss looking at the sea every day and enjoying the stunning sunsets. The best view however is the moonlight shining on the water, it's the most magical and magnificent sight.





GARAGE  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2516 SQ.FT. (233.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2017  
Total area includes Garage



**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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### Exclusive Office

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CT1 1UF

T: 01227 200600 (Option 2)

E: [Exclusive@milesandbarr.co.uk](mailto:Exclusive@milesandbarr.co.uk)

### Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



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