



Cliff Road, Birchington







Compass North

Cliff Road, Birchington

Kent, CT7 9LS

7 miles Broadstairs
14 miles Canterbury

7 miles Ramsgate
28 miles Folkestone

Description

Ground Floor

- Porch
- Hallway
- Lounge
24'4 x 14'8
(7.42m x 4.47m)
- Dining Room
25'0 x 10'10
(7.62m x 3.30m)
- Study
9'11 x 9'8
(3.02m x 2.95m)
- Kitchen/Breakfast Room
18'10 x 15'1
(5.74m x 4.60m)
- Utility Room
15'5 x 9'11
(4.70m x 3.02m)
- Cloakroom

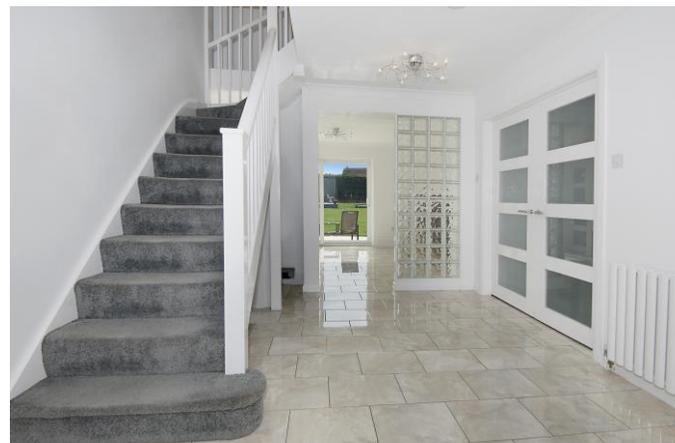
- Bedroom
15'3 x 11'3
(4.65m x 3.43m)
- En-suite Shower Room
- Bedroom
11'3 x 10'10
(3.43m x 3.30m)
- Bedroom
13'11 x 9'2
(4.24m x 2.79m)
- Bedroom
11'5 x 9'2
(3.48m x 2.79m)
- Family Bath and Shower Room

External

- Front/Carriage Driveway
- Garage
18'0 x 16'5
(5.49m x 5.00m)
- Reception Room/Workshop
12'2 x 10'3
(3.71m x 3.12m)
- Shower Room
- Garden Store
22'2 x 5'5
(6.76m x 1.65m)
- Chalet
15'7 x 15'5
(4.75m x 4.70m)
- Rear Garden
- Swimming Pool/Pool House
54'6 x 22'8
(16.61m x 6.91m)

First Floor

- Landing
- Sitting Room
22'2 x 19'4
(6.76m x 5.89m)
- Master Bedroom
17'10 x 14'2
(5.44m x 4.32m)
- Dressing Area
- En-suite Shower Room





Property

Compass North is an exceptional coastal residence refurbished and remodelled to a high standard with light and spacious accommodation. The property offers spectacular views representing a unique opportunity to acquire one of the finest homes on Birchington seafront.

The house is designed to take advantage of the amazing views and is perfect for entertaining with the added benefit of a high quality bespoke pool house with heated pool, sauna, shower facilities and a hot tub.

You enter the property via a spacious hall leading to all rooms on the ground floor and a staircase rising to the first floor. The generous family lounge has sea views to the front. There is a dining room, study, utility room, cloakroom and a stunning bespoke kitchen with underfloor heating, a range of base and wall units, island unit and a range of integrated appliances including a lava grill.

On the first floor there is a master suite designed to take advantage of the views comprising master bedroom with patio doors to a sea facing balcony, a dressing area and en-suite shower room. There is also a light and spacious sitting room, with balconies at both ends. There are four further bedrooms on this floor, one which has an en-suite shower room and there is a family bathroom.

Externally the rear garden is perfect for entertaining enjoying a sunny southerly aspect with lawns, flower/shrub borders, a sun terrace decking area, garden store, workshop and a substantial garden chalet. There is an exceptional pool house with heated pool, sauna and hot tub. There is a carriage driveway at the front providing ample parking.

The property is ideally located for the seafront with access to coastal walks and cycle routes and many leisure pursuits. Birchington village has 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.



Our Time Here

It was the 180° sea view that really sold this house to us, sitting on the top of the cliff above Grenham Bay, with the most amazing ever-changing panorama. The location provides the best of both worlds, being easy to access London, and yet living in a countryside property, in a safe and quiet seaside village. It's just gorgeous.

The three best things about this property are the view, the space and the light. Even on the darkest, stormiest day in winter the house is filled with light as there is so much glass. Children love the huge swimming pool complex in the garden, and we have always had plenty of space for family and friends to stay.

The location has been very convenient for me, as I have been working in London and the daily commute from Birchington train station on the high-speed line is straightforward. The station and the village centre are both within walking distance. Westwood Cross with all its shopping and leisure facilities is just a ten minute drive away, while Canterbury is just 20 minutes away which has pretty much every shop imaginable.

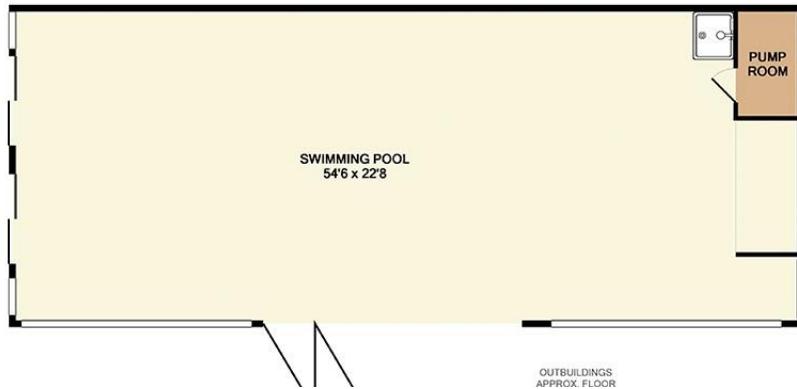
We love the fact that we can take the dogs for a walk on the beach every single day. It's a beautiful sandy bay and strolling along it feels like being on holiday.

We're really going to miss these views and it's going to be very hard to replicate that. We'd love to stay, but the house is just too big for us now and that is the only reason that we are moving.

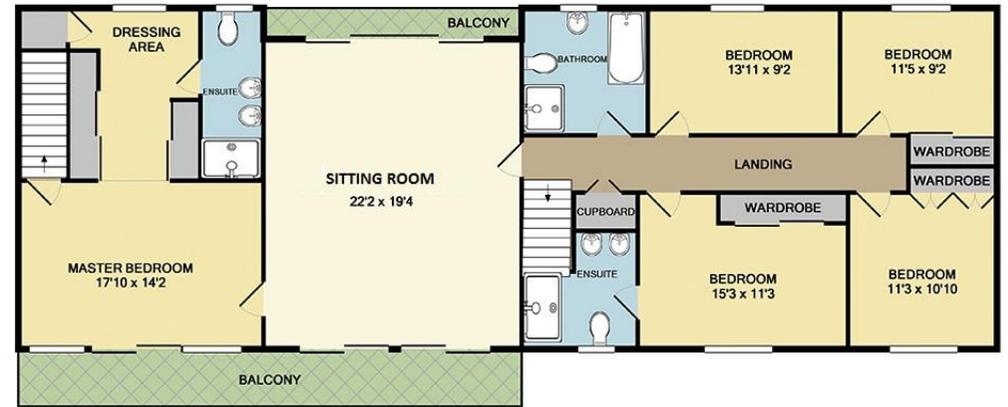




GROUND FLOOR
APPROX. FLOOR
AREA 2069 SQ. FT.
(192.2 SQ. M.)



OUTBUILDINGS
APPROX. FLOOR



1ST FLOOR
APPROX. FLOOR
AREA 1710 SQ. FT.
(158.9 SQ. M.)



CHALET
APPROX. FLOOR
AREA 245 SQ. FT.
(22.8 SQ. M.)



TOTAL APPROX. FLOOR AREA 5329 SQ. FT. (495.1 SQ. M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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(Total includes Outbuildings)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	67	
(55-68) D		
(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		70
(55-68) D	58	
(39-54) E		
(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 and Barr Exclusive

Birchington Office

29 Station Road
Birchington
Kent
CT7 9DJ

T: 01843 844899

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

Exclusive Office

14 Lower Chantry Lane
Canterbury
Kent
CT1 1UF

T: 01227 200600 (Option 3)

E: Exclusive@milesandbarr.co.uk

Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



14 Lower Chantry Lane, Canterbury,
Kent CT1 1UF
Tel: 01227 200600
Email: exclusive@milesandbarr.co.uk

