



Anna Park, Birchington







2 Anna Park Birchington Kent, CT7 9LP

7 miles Broadstairs
13 miles Canterbury

7 miles Ramsgate
16 miles Whitstable

Description

Ground Floor

- Porch
- Entrance Hall
- Cloakroom
- Lounge
21'7 x 16'5
(6.58m x 5.00m)
- Dining Room
13'8 x 12'1
(4.17m x 3.68m)
- Study
12'11 x 9'7
(3.94m x 2.92m)
- Kitchen/Breakfast Room
20'0 x 16'4
(6.10m x 4.98m)

- Master Bedroom
28'10 x 12'8
(8.79m x 3.86m)
With sitting area and built-in wardrobes
- En-suite Shower Room
- Bedroom
13'9 x 10'5
(4.19m x 3.18m)
- Bedroom
13'8 x 9'0
(4.17m x 2.74m)
- Bedroom
11'1 x 8'3
(3.38m x 2.51m)
- Family Bath and Shower Room

Mezzanine Floor

- Family Room
12'11 x 9'10
(3.94m x 3.00m)
- Utility Room
13'8 x 6'8
(4.17m x 2.03m)
- Guest Bedroom
17'4 x 11'11
(5.28m x 3.63m)
- En-suite Shower Room
- Mezzanine Study/Library
18'8 x 6'6
(5.69m x 1.98m)
Door to balcony

External

- Front/Carriage Driveway
- Triple Garage
30'9 x 17'7
(9.37m x 5.36m)
- Large Rear Garden – With heated swimming pool, large patio area to the side and the remainder laid to lawn
- Pump Room

First Floor

- Landing



Property

Cliff-top walks can be enjoyed approximately 250 yards from this beautifully appointed five-bedroom home, which is located in a private setting in Birchington. Traditionally constructed with a Scandinavian influence with an emphasis on high insulation standards. Windows and doors are of high performance hardwood joinery and nearly all have triple glazing. There is also a solar hot water heating panel making the house energy efficient. The property is built under a tiled roof with Portland stone elevations. Sea views are enjoyed from the front of the house. There is 3000 sq. ft. of living accommodation and a triple integral garage.

To the ground floor there are four reception rooms plus a large kitchen/breakfast room with granite work surfaces and integrated appliances. There is also a guest bedroom with en-suite shower room to be found on the ground floor.

One of the many features of this home is the superb lounge with vaulted ceiling and the spiral staircase which leads to the mezzanine study/library with doors to a balcony overlooking the rear garden.

To the first floor there are four bedrooms and a family bath and shower room. The large master bedroom has a sitting area, built-in wardrobes and an en-suite shower room.

Externally to the front there is a carriage driveway with additional garden laid to lawn and well-stocked with plants, trees and shrubs. The large rear garden has a walled separate pool area with heated swimming pool, a further large block-paved patio to the side with the remainder of the garden laid to lawn with flowers, shrubs and trees. The property has a triple integral garage with up and over door.



Anna Park is a highly sought-after block-paved cul-de-sac found a short distance from the cliff tops and seafront and within easy access to Birchington village centre which provides a variety of independent shops, bars, cafes and restaurants. Birchington railway station offers a high-speed link to London St. Pancras. Via road the A299 is close by giving access to the M2 and motorway network. There are also a number of highly regarded schools to be found in the area in both the public and private sectors including grammar schools.

Our Time Here

We've had the property for about 20 years now. We first liked the fact that the house offered plenty of space for children, their friends, and our family when they visited. The quiet seaside location was ideal for us and the swimming pool for the children to play in during the summer months was an added bonus.

Externally, the house looks different from the other properties, and the turret really makes it stand out! The large driveway is useful when you have visitors and the big garden here has been wonderful for us as a family with children.

Internally, we have a very large master bedroom with a dressing room and I don't think we'll ever find anything quite like it! We love the vaulted ceiling in the living room and the sizeable kitchen, which has a family room leading off. We have found the downstairs guest bedroom with en-suite to be invaluable for elderly visitors.

The house is close to the sea, but the cul-de-sac is set back from the main coastal road, making it quiet and safe, but still only a minutes walk to the sea front and the property has some wonderful sea views.

Birchington High Street, with a good selection of shops, is just a five minute walk away as is the train station, which has a direct line into London. The village is well positioned for easy access into Canterbury and there is a good selection of schools locally. Westwood Cross with excellent shopping and entertainment is close by as is the local hospital.

We will miss the convenience of the location and the sea views. Our neighbours are all really nice and the cul-de-sac has a great community spirit. We are now moving to be closer to our daughter as she starts her own family.





GROUND FLOOR
 APPROX. FLOOR
 AREA 2237 SQ.FT.
 (207.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1273 SQ.FT.
 (118.3 SQ.M.)

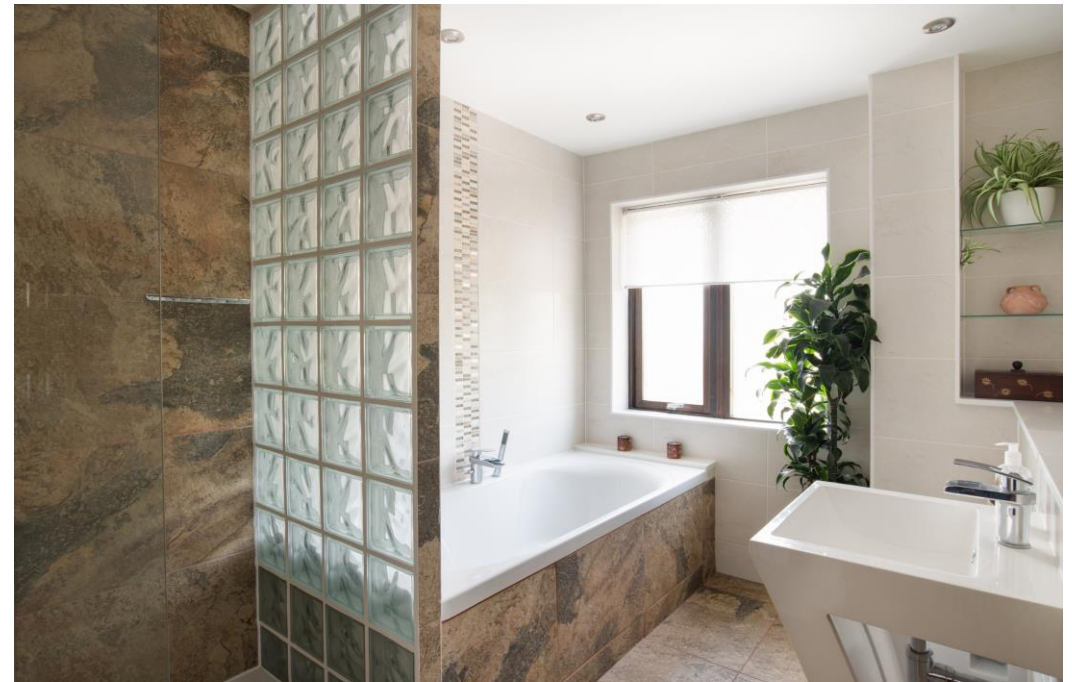
TOTAL APPROX. FLOOR AREA 3510 SQ.FT. (326.1 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2017
 Total Area includes Garage

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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	71	78
(55-68) D		
(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

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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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