



3



4



2



1



1.2 miles



**Oakwood**  
Prestige & Country



Bromstone Road | Broadstairs | Kent CT10 2HT



# Property

## Bromstone Road | Broadstairs | Kent

- Beautiful family home
- Farmland views to rear
- Private cul-de-sac location
- 4 bedrooms, 2 en-suite
- 3 receptions
- Lovely gardens, EPC C

### Description

The open plan ground floor has been beautifully designed with an archway through from the spacious lounge with its flame gas fireplace to the dining area and another arch opening from the dining space to the country style kitchen. This includes a range cooker, dishwasher and American fridge freezer as well as direct access to the equally well fitted utility room and cloakroom.

The delightful conservatory is another high point of this cottage and is likely to be where the family spend much of their time – particularly in the spring and summer. It overlooks the colourful cottage garden to the fields beyond that stretch into the distance as far as the eye can see. Also outside is a terrace for those weekend barbecues, a brick built storage shed and a very useful separate building with a shiplap exterior that has been designed as a studio annex. It includes a large bed/sitting room, kitchenette and cloakroom so is ideal as guest accommodation, a games/play room or, simply a place for teenagers wanting a bit of private space.

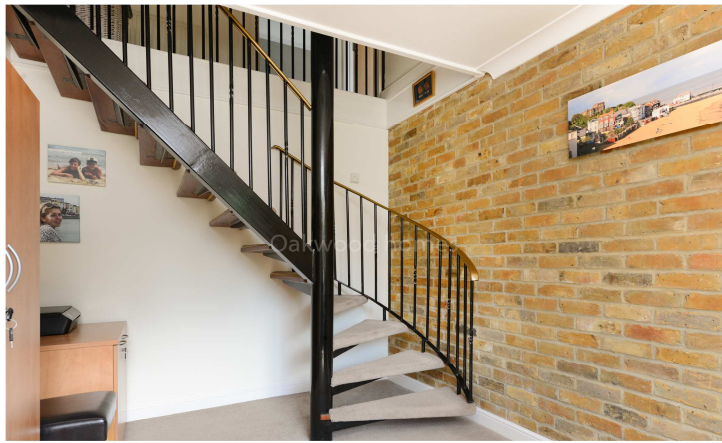
There is also an integral garage and a very useful office on the ground floor. This includes an interesting wrought iron staircase to the first floor where you will find four double bedrooms including the master with fitted wardrobes, an en suite shower room and fantastic views to wake up to in the morning. Another bedroom includes an en suite bathroom and there is also a separate family bathroom.

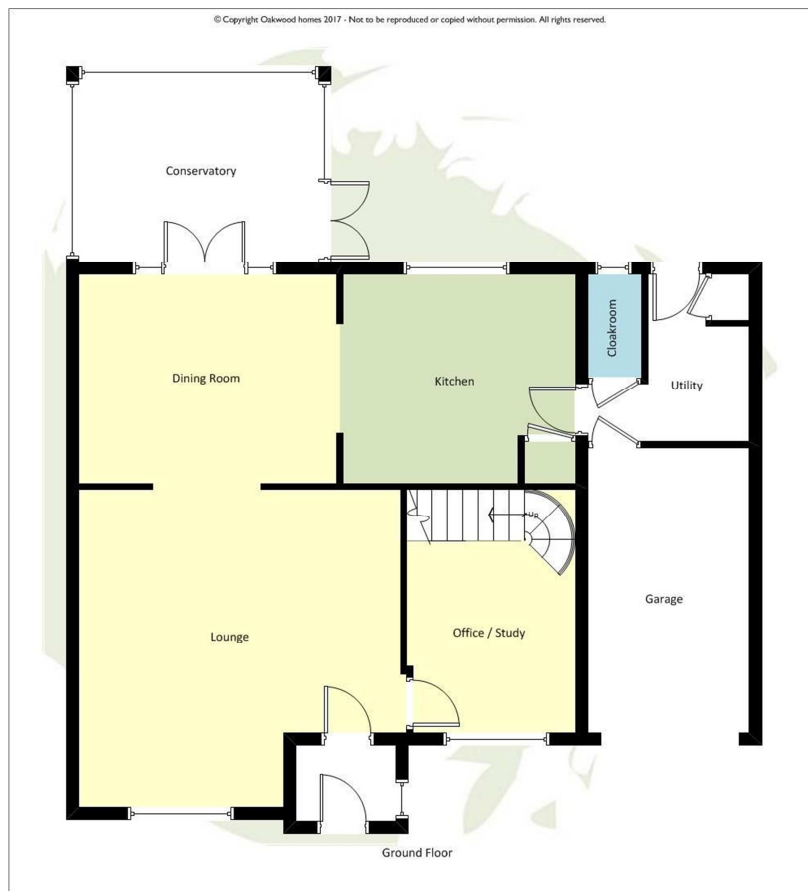
The owners have lived there during the time the children have been growing up but as the kids are getting older they feel it is the right moment to make a move and start a new chapter in their lives. They said: "Over the years we have put our 'all' into refurbishing the house and creating a wonderful family home. The garden has been landscaped with cottage garden flowers and shrubs to reflect the character of the house.

"One of the things we have always loved about the property is its location. As well as the lovely views, it is very quiet and peaceful and the children could walk to school at St Mildred's, Upton and Dane Court and we could all stroll along to the beach and the town centre with its restaurants, bars, grocery stores and individual shops."









#### Ground Floor

Entrance lobby:

Lounge: 17'02" (5.23m) x 17'01" (5.21m)

Study: 13'01" (3.99m) x 9'00" (2.74m)

Kitchen/Diner: 26'06" (8.08m) x 11'02" (3.40m)

Utility: 9'06" (2.90m) x 6'00" (1.83m)

Conservatory: 13'06" (4.11m) x 9'01" (2.77m)

#### Exterior

To the front the property is open plan and is accessed via a private driveway and has mature planted beds and borders. There is a block paved hard standing area providing parking for two vehicles leading to a garage with electric roller door. The pretty rear garden is landscaped with well stocked beds and borders surrounding lawns and patio areas. There are two useful brick storage sheds and the whole garden area has beautiful open views over farmland. Garden room: 17'09" (5.41m) x 12'01" (3.68m). Contains kitchenette with integral fridge, separate W.C., T.V point and Bi-fold doors to garden

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#### First floor

Bedroom 1: 14'01" (4.29m) x 12'05" (3.78m)

En- suite: Shower room

Bedroom 2: 16'03" (4.95m) x 9'03" (2.82m)

En- suite: Bathroom

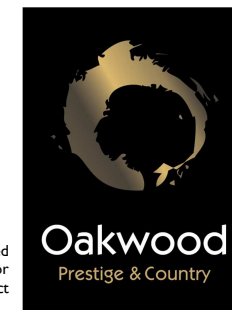
Bedroom 3: 12'11" (3.94m) x 11'10" (3.61m)

Bedroom 4: 13'03" (4.04m) x 8'08" (2.64m)

Bathroom: 8'05" (2.57m) x 7'08" (2.34m)

#### Location

The Jewel in Thanet's crown Broadstairs is nestled on the eastern most tip of Thanet. Recognised as one of the UK's most desirable coastal towns it combines elegant charm and bustling energy in equal measure. A thriving and diverse town centre, sandy beaches, strong schools and an artisan feel makes this an ideal place to reside. Serviced by a mainline railway connection to London (approximate travel time 80 minutes) and main road communications to Canterbury and beyond this elegant seaside resort is well suited to the commuter as well.



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Oakwood Prestige & Country for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. O162