



2 MANOR ROAD

Tankerton | Whitstable | Kent | CT5 2JT

FINE & COUNTRY
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- **An extended Edwardian “Arts & Crafts” detached house**
- **Seven bedrooms, six of which have en-suites**
- **Four wonderful reception rooms and a study/conference room**
- **Attached one-bed guest suite with own entrance, kitchenette**
- **A stone’s throw from the beach and Tankerton slopes**
- **An ideal opportunity for a guest house/B&B**



This impressive and extended Arts and Crafts detached property built between 1900 and 1910 in Tankerton was designed by well known Edwardian architect Rupert Davison. Together with his father Raffles, he was instrumental in portraying and promoting the notion of the ‘Ideal Home’. Spurred on by events like the introduction of the Daily Mail Ideal Home Exhibition in 1908 the Davison family bridged the gap between the extremes of plain functionality and the necessity for artistically appealing exterior and interior design and nowhere is this better illustrated than in this lovely house in Manor Road. It includes some wonderful period features such as the magnificent oak front door, leaded light windows, beamed ceilings, an inglenook fireplace, oak panelled cupboards and original herringbone wood floors.

Whether you have a large family or are looking to develop a bed and breakfast/small hotel business or a select conference/hospitality centre, this seven/eight bedroom house should be top of the list. The property is less than a minutes walk to the seafront and has been beautifully extended and refurbished by the owners and now includes five double bedrooms on the first floor together with a family bathroom. All the bedrooms lead off the galleried landing and have en suite bath or shower rooms as well as fitted wardrobes so you could start a b and b business straightaway without having to change anything.

On the second floor there is a large double bedroom with en suite facilities as well as an equally sizeable seventh bedroom, this floor could make excellent staff quarters, a studio/hobby room or a hideaway for teenagers and adult children. To further develop the income producing opportunities there is a totally self contained contemporary guest suite on the ground floor, accessible from the attractive and peaceful garden or the side lane and with its own, separate entrance. This suite includes an open plan kitchen/living room, a double bedroom and a shower room so again could be useful for staff or would make an excellent base for an elderly relative who wants to be near the family but maintain independence. Alternatively this could become a holiday let or part of any b and b/guest house accommodation.



On the ground floor there is a lovely living room that houses the inglenook fireplace and is just the place to relax in front of the TV with the family as it is separate from the rest of the ground floor rooms. There are well appointed kitchen and breakfast areas with a range cooker, a walk in larger and a large American style fridge freezer and a charming extension that incorporates the breakfast area. It is also adjacent to the fitted utility room with external access.

You could easily fit a dozen people round a table in the dining room for a dinner party or family celebration but this could also be used as a breakfast room for paying guests. It leads through an archway to the very spacious, light and airy lounge with bi folding doors to the attractive sun room with patio doors to the wraparound terrace. There is an additional and well proportioned study

beyond the sun room with a wall of windows overlooking the garden that could make an excellent meeting/small conference room or games room.

Outside the peaceful garden includes a pergola complete with climbing roses, apple bushes, and pathways to stroll along as well as lawn areas and mature shrubs, while at the front of the house there is brick paved hard standing for at least three cars and a secluded garden surrounded by a high hedge.



THE CURRENT OWNER SAYS: *“We bought the house in 2008 because we fell in love with it the moment we walked through the front door and have been delighted to revamp it and extend it over the years.”*

“However, our needs have changed and we are looking for a smaller property but we would like to stay in Tankerton as it is a very friendly place and provides everything we need. We are just two minutes’ walk from the Blue Flag beach, the famous

Tankerton Slopes, a string of individuality shops and coffee shops including a Tesco Express store and the bus stop, while the centre of Whitstable with all its shops, restaurants and harbour is less than a five-minute drive.”





GROUND FLOOR

Entrance Hall
 Living Room: 23'0 x 11'10
 (7.02m x 3.61m)
 Breakfast Area: 10'1 x 9'4
 (3.08m x 2.85m)
 Dining Room: 14'5 x 11'5
 (4.40m x 3.48m)
 Kitchen Area: 16'4 x 10'9
 (4.98m x 3.28m)
 Lounge: 24'11 x 17'9
 (7.60m x 5.41m)
 Sun Room: 17'8 x 11'6
 (5.39m x 3.51m)
 Study: 15'3 x 13'7
 (4.65m x 4.14m)
 Cloakroom
 Guest Suite Bedroom:
 9'4 x 8'6 (2.85m x 2.59m)
 Guest Suite Kitchen/Living
 Room: 15'9 x 9'9
 (4.80m x 2.97m)
 Guest Suite Shower Room

FIRST FLOOR

Landing
 Bedroom 1: 14'7 x 11'9
 (4.45m x 3.58m)
 En-Suite Bathroom
 Bedroom 2: 14'7 x 11'8
 (4.45m x 3.56m)
 En-Suite Shower Room
 Bedroom 3: 14'9 x 12'0
 (4.50m x 3.66m)
 En-Suite Shower Room
 Bedroom 4: 12'5 x 9'7
 (3.79m x 2.92m)
 En-Suite Shower Room
 Bedroom 5: 14'0 x 8'3
 (4.27m x 2.52m)
 En-Suite Bathroom
 Family Bathroom: 9'2 x 5'8
 (2.80m x 1.73m)

SECOND FLOOR

Landing
 Bedroom 6: 16'6 x 4'10
 (5.03m x 1.47m)
 En-Suite Shower Room
 Eaves Storage
 Bedroom 7: 17'0 x 8'6
 (5.19m x 2.59m)





TRAVEL INFORMATION

By Road:

- | | |
|----------------------|------------|
| • Whitstable Station | 0.9 miles |
| • Dover Docks | 31.9 miles |
| • Gatwick Airport | 81.1 miles |
| • Channel Tunnel | 26 miles |
| • Charing Cross | 75.9 miles |
| • Canterbury | 17 miles |

By Train from Ramsgate:

- | | |
|------------------------------------|------------|
| • High-Speed St. Pancras | 1hr 16mins |
| • High Speed Ashford International | 36mins |
| • London Charing Cross | 1hr 54mins |
| • London Victoria | 1hr 40mins |

HEALTHCARE

Estuary View Medical Centre	01227 284300
Chestfield Medical Centre	01227 795130
Whitstable Health Centre	01227 284320
Whitstable and Tankerton Hospital	01227 594400
Kent and Canterbury Hospital	01227 766877
Buckland Hospital	01304 222510

LEISURE CLUBS & FACILITIES

Chestfield Golf Club	01227 794411
Chestfield Cricket Club	01227 793260
Whitstable Yacht Club	01227 272942
Whitstable Seasalter Golf Club	01227 272020
Whitstable Bowling Club	01227 272365

EDUCATION

Primary Schools:

Swalecliffe Community	01227 272101
Whitstable and Seasalter Endowed	01227 273630
St .Alphege C. of E. Infant	01227 272977
Whitstable Junior school	01227 272385
Junior King's Canterbury	01227 714000

Secondary Schools:

King's School	01227 595501
St. Edmund's	01227 475600
Kent College	01227 813906
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567

ENTERTAINMENT

Jojos Tapas Bar	01227 274591
East Coast Dining room	01227 281180
The Barn, Chestfield	01227 793086
Wheeler's Oyster Bar	01227 273311
The Smack	01227 273056
The Sportsman	01227 276856
Hotel Continental and Fisherman's Huts	01227 280280
Marlowe Theatre	01227 787787

LOCAL ATTRACTIONS/LANDMARKS

Canterbury Cathedral	01227 762862
Beaney House of Art	01227 862162
Canterbury Roman Museum	01227 785575
Canterbury Tales	01227 696001
Blean Woods National Nature Reserve	01227 464898
Whitstable Museum and Gallery	01227 276998
Wildwood Wildlife Park	01227 712111
Whitstable Harbour	01227 262433
Whitstable Castle	01227 281726



Directions

Head down the M2 and merge onto Thanet Way/A299. Take the exit towards Whitstable/B2205/Canterbury/A290. Continue onto Thanet Way/A2990. At the roundabout, take the 2nd exit and stay on Thanet Way/A2990. At the roundabout, take the 2nd exit and stay on the Thanet Way/A2990. Turn left onto Foxgrove Road. Turn right onto Ham Shades Lane. Take a slight left onto Pier Avenue. Take a left turn at the first crossroads onto Northwood Avenue. Finally, take a right turn onto Manor Road.

Viewing

Strictly by appointment with Fine & Country's offices in:

Canterbury on 01227 479 317

32 St. Margaret's Street, Canterbury, Kent, CT1 2TG

Email: canterbury@fineandcountry.com

Opening Hours

Monday to Friday 8.30am – 6.30pm

Saturday 9.00am – 5.00pm

London office

121 Park Lane, Mayfair, London, W1K 7AG

All dimensions are approximate and are quoted for guidance only; their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.