

T: +44 (0)1303 474101  
M: +44 (0)7875 001499  
E: mattride@grahamjohn.com



[www.grahamjohn.com](http://www.grahamjohn.com)



GRAHAM  
JOHN  
MAKE LIFE SPECIAL

Space within, space without  
and quiet all around



# A real family home

the layout flows beautifully and gives independence

Discover space inside and out, then explore delightful beaches nearby.

Finding the right location is one of the primary achievements when searching for a new home. Every time we turn into this wonderful road we feel as if the cares of the world slip away, it's a delightful experience. Stand by the front door and look back, you'll understand why it has that ability, you don't feel crowded at all, you just feel part of something special. This is a home that is full of surprises, the front doesn't prepare you for what you find inside. The home just stretches away and space seems to keep appearing, as you look out of the rear windows the garden does the same, it spreads out as the plot widens dramatically to provide a balance that fits family life superbly.

Will it be your 'forever home'? If you are looking for somewhere that will accommodate a family it hits the spot immediately. The ground floor extension to the side makes a huge difference and the owners believe the footings can take another floor, you'll need to verify that for yourself if you plan to make alterations later on, but it does suggest that upstairs can grow with you, if you need it to.

Two lovely living rooms downstairs have worked wonderfully for a family with grown up kids and the dining room has space to entertain plenty of people. The dogs are catered for thoughtfully too, they have free run of the utility room and into a section of garden set aside just for them.

This is a home that has been well lived in, you will find things to do here and that, for us, form a part of the attraction. It is a home you can move into, it is one that provides wonderful ground floor space and ticks so many boxes, the address is fantastic and is somewhere you can comfortably add your own personal stamp to, safe in the knowledge that people will always be drawn to living here.



*The garden spreads out*



*A beautiful place for a walk*

## The Details

*Extended accomodation*

*Living room*

*Family room*

*Dining room*

*Kitchen*

*Utility*

*Garage*

*Cloakroom*

*4 bedrooms*

*Bathroom*

*Large garden*

*Gas central heating*



Why is the location so good? The answer is simple, take a walk down to Botany bay. If you don't already know it then you're in for a fabulous surprise. It's a stunning piece of coastline and the beach received a blue flag award in 2016. It lets you wander along and enjoy the white cliffs, splash around in rock pools and hunt for fossils and is a super place to just take a beach towel and a book. You can wander into Kingsgate bay at low tide or take to the cliff top walks.

Broadstairs was reputedly Charles Dickens' favourite holiday spot and with seven sandy beaches, historic buildings including Bleak House, art museums and delightful festivals it is somewhere that captures visitors' hearts instantly.

Many people nowadays are drawn because of the High-Speed link to St Pancras, the delightful old harbour at Ramsgate is so picturesque and the cafe culture that is evolving all along the coast also add to the attraction. From the Turner Gallery to Pugin's architecture there's plenty to immerse yourself in for a long time to come.

This home is available for viewing by appointment through Graham John Estate Agents.

**+44 (0)1303 474101**

**Email: [property@grahamjohn.com](mailto:property@grahamjohn.com)**

**[www.grahamjohn.com](http://www.grahamjohn.com)**







*The kitchen is perfect to work in, spacious and yet easy to organise. A serving hatch may seem a thing of the past yet it's a surprisingly practical feature with the dining room next door.*

The extension provides a second superb living room giving a whole new dimension to how you can live here. The owners believe there is potential to build above and that would allow this to be your forever home, if you should ever need more space that is.

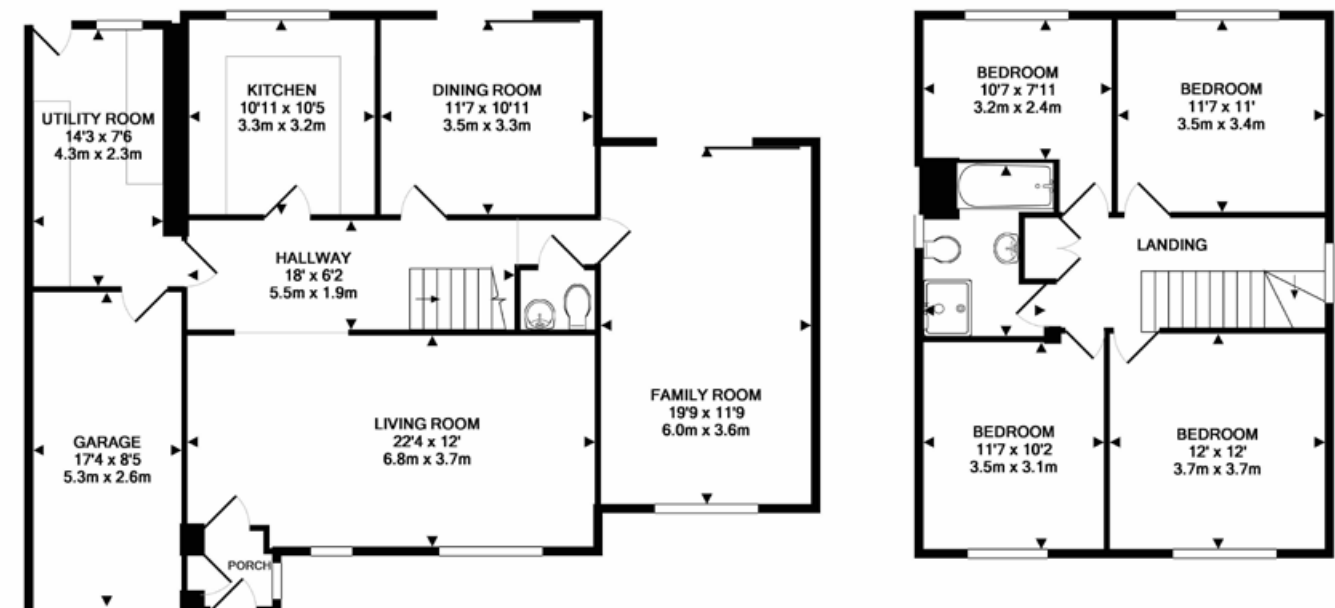




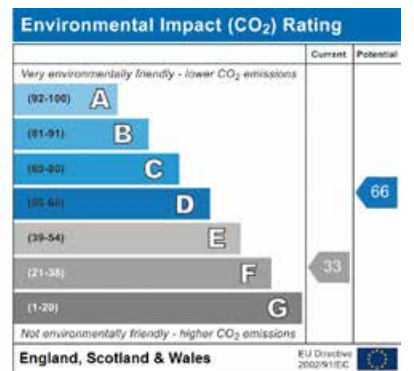
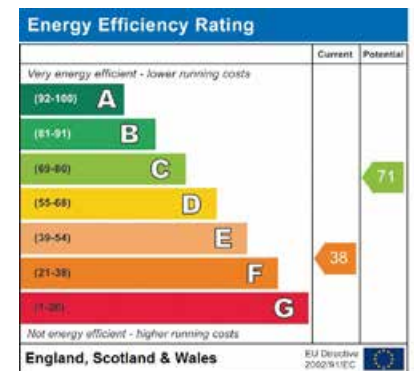
A lovely double room



Always great to separate shower and bath



The master bedroom and again a large window features



Important notice. Graham John and their clients give notice that 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Graham John have not tested and services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Spacious and private, a lovely combination



*Having a separate utility room makes a huge difference to life, for our clients it is a perfect room for the dogs and provides a brilliant break to keep wet paws under control.*

The garden is multi faceted with lawn to give that formal feel, there is a huge area set aside as a patio and barbecue area, perfect for entertaining. Then

there is space for sheds and a garden room. You can't help but be impressed by the space here and the sense of privacy. ■

*There are simply delightful walks to enjoy nearby, along the beach or on the cliff top and you can wander out for a drink and a bite to eat as part of a stroll if you feel so inclined.*