



Ranelagh Grove, St. Peters, Broadstairs





The Ferns
9 Ranelagh Grove
St. Peters
Broadstairs
Kent
CT10 2TE



Description

Ground Floor

- Hallway
- Cloakroom
- Lounge
19'4 x 12'2
(5.89m x 3.71m)
- Dining Room
16'8 x 15'3
(5.08m x 4.65m)
- Kitchen/Breakfast
Room
20'6 x 15'0
(6.25m x 4.57m)
- Lean To
- W.C
- Utility Room
7'9 x 5'7
(2.36m x 1.70m)

First Floor

- Landing
- Bedroom
16'10 x 12'2
(5.13m x 3.71m)
- En-suite Shower
Room
- Bedroom
13'10 x 12'0
(4.22m x 3.66m)
- Bedroom
12'0 x 11'11
(3.66m x 3.63m)
- Shower Room
- Study/Bedroom
7'10 x 5'4
(2.39m x 1.63m)

External

Basement Level

- Cellar
23'0 x 5'5
(7.01m x 1.65m)
- Wrap Around Garden
- Double Garage
17'9 x 13'0
(5.41m x 3.96m)
- Garden Store
14'2 x 9'3
(4.32m x 2.82m)

Property

Situated on a corner plot overlooking the green in the popular 'Ranelagh Grove' within central Broadstairs is this imposing double fronted detached four bedroom house. The property was once 'The Ferns' nursing home, believed to have been run by three sisters, aptly named with the entrance pillars adorning large acorns on each side. As you enter the property you notice the stained glassed windows on the front and inner door and you are then treated by a wealth of charm and character, including high skirtings, picture rails and original sash windows. The ground floor comprises two mirror image reception rooms both with fireplaces and doors leading to the garden, a wooden kitchen with granite worktops, cloakroom and utility space. On the first floor there is a large family bathroom with a free standing roll top bath and separate shower, a large master bedroom with en-suite shower facilities, a further double bedroom with shower unit and a fourth bedroom/study. Externally the property has a wrap around garden with mature grown hedges offering maximum privacy and to the side the property has off street parking for two cars as well as a garage.



Location

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre.

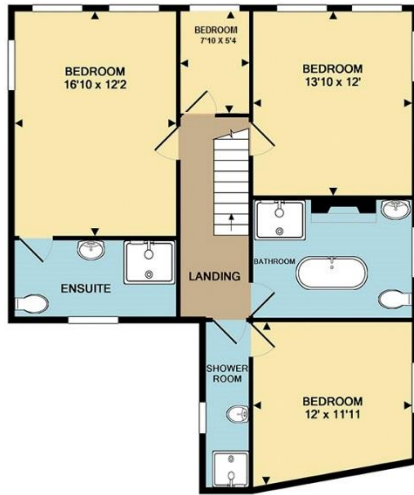
Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs.

Ramsgate benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

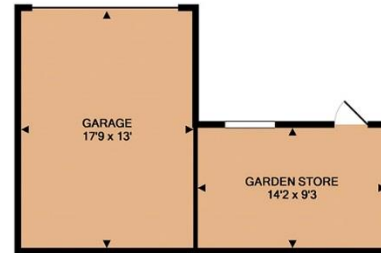




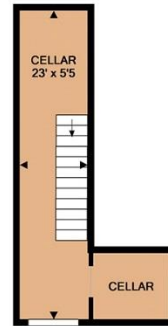
GROUND FLOOR
APPROX. FLOOR
AREA 972 SQ.FT.
(90.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 853 SQ.FT.
(79.3 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 157 SQ.FT.
(14.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2345 SQ.FT. (217.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Total area includes outbuildings and garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	52
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating (CO ₂)		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	44
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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

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.