





2 WORCESTER GROVE, BROADSTAIRS, KENT, CT10 3WR

£975,000

- Spacious detached family home less than a mile from beautiful sandy beaches including Viking Bay and Stone Bay
- Exclusive development with only three other executive homes behind electric gates.
- Spacious ground floor with solid oak flooring and double aspect living room
 - Family room, dining room, kitchen-breakfast room, utility room, conservatory and shower room on the ground floor
- Five bedrooms, including a principal and guest suite, as well as family bathroom on the first floor.
 - South-westerly facing walled garden with lawn, terrace, private courtyard and Edwardian garden room
- Front garden, driveway for 3 cars, and a double garage with a studio room above.
- Excellent schools nearby; St Peter-In-Thonet Junior School (0.3 miles), Callis Grange Nursery and Infant School (0.5 miles), Dane Court Grammar School (1 mile), Charles Dickens Secondary School (1 mile), and St Georges CofE Foundation School (1.4 miles).
 - Around 1 mile to Wellesley Haddon Dene Prep School (age 2-13)
 - 5 Minute drive to Broadstairs station with High-Speed trains to London St Pancras in as little as 1 hour 21 minutes









ABOUT THIS HOME

GUIDE PRICE £975,000 - £1,000,000

If you are looking for a large detached family home, within easy reach of beautiful sandy beaches and some excellent schools, then this could be the home for you. Set behind electric gates, this 2001-built home sits on an exclusive secluded development with just three other detached executive homes.

Inside, solid oak flooring graces much of the spacious ground floor, which features an inviting double aspect living room with a gas fire and French doors opening to the entrance hall, dining room, garden and conservatory, making this an incredible space for social gatherings. In addition, the ground floor boasts a family room, kitchen-breakfast room, utility room and shower room.

Upstairs, a galleried landing leads to five bedrooms, including a principal with an en suite and a guest suite with a shower room as well as a family bathroom with bath and separate shower.

Outside, the walled garden faces a south-westerly direction so is ideal for the afternoon and evening sun. There is plenty of space for an energetic family with lawn, terrace, and a private courtyard. There is a pleasant garden to the front as well as a driveway for 3 cars and a double garage with a studio room above.



OWNERS COMMENTS

I bought the house 18 years ago because of its size, privacy and it being a very safe environment.

You are not overlooked in the garden and the house is not visible from the road, so you can lock up and leave without concern.

It is less than a 5 minute walk to St Peter's Primary School and Callis Grange Nursery, which are both highly regarded.

We are very close to St Peter's Recreation Ground which has the local tennis and rugby clubs attached. Also it's great for dog walking and a children's playground.

Joss and Stone Bay beaches are within walking distance. A horse riding centre and the North Foreland golf club are less than a 5 min drive away.

You can walk to the main line train station and Broadstairs high street.

It's a wonderful house in a convenient location which I will miss when I move on.



2 Worcester Grove



Approx. Gross Internal Floor Area 3084 sq. ft / 286.72 sq. m (Including Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

2 Worcester Grove is a part of an exclusive gated development, sharing its space with only three other spacious detached family homes. This charming residence is strategically located within a mile of the delightful seaside resort of Broadstairs, which is also home to two of the town's seven stunning sandy beaches, namely Stone Bay Beach and Viking Bay.

This coastal town is celebrated for its array of independent boutiques, upscale dining establishments, and cosy cafes. During weekends, one can immerse themselves in various outdoor activities, such as strolling or biking along the scenic 32-mile Viking Coast Trail or arranging exciting surfing and sailing lessons for the family. Golf enthusiasts are in for a treat as well, with the North Foreland Golf Club just a brief 4-minute (1-mile) drive away, and the prestigious championship course of Royal St Georges, nestled in nearby Sandwich, a mere half-hour journey of 10.9 miles.

Families in the area have access to a diverse range of educational options, including St Peter-In-Thanet CofE Junior School (0.3 miles) and Callis Grange Nursery and Infant School (0.5 miles), the renowned Dane Court Grammar School (1 mile), Charles Dickens Secondary School (1 mile), and St Georges CofE Foundation School (1.4 miles). Additionally, there are independent schools like Wellesley House (1.2 miles) and Haddon Dene Preparatory Schools (0.9 miles) nearby. For those who commute to London, the convenience of Broadstairs station, just a 6-minute drive from the property, allows for a swift return to the capital in just 1 hour and 21 minutes via high-speed trains.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.



CONTACT US

John-Paul Rafferty FNAEA MARLA Assoc RICS
john@raffertyandpickard.co.uk

Paul Pickard MNAEA
paul@raffertyandpickard.co.uk

Lime Tree House
15 Lime Tree Walk
Sevenoaks
TN13 1YH

T: 01732 905499
E: homes@raffertyandpickard.co.uk
W: raffertyandpickard.co.uk

