



Encombe Lodge, The Esplanade, Sandgate, Folkestone, Kent. CT20 3EB

Guide Price £1,395,000



- Panoramic sea views
- Four/five bedrooms
- Extensive open plan living
- Balcony/sun terrace with hot tub
- Electric entrance gate

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Situated on the edge of the coastal village of Sandgate which offers an eclectic range of curio shops, antique shops, general store as well as coffee houses, pubs and restaurants. The property fronts the promenade and beach, in the easterly direction is the coastal park which leads to the Harbour Arm with its range of pop up restaurants, the Lighthouse champagne bar, the market and large outdoor screen regularly showing films and sporting events and having a selection of bars and eateries around. The old railway station leads to the bridge across the harbour, giving access to the award winning Rock Salt restaurant and Folkestones sandy beach. The old high street with its range of independent shops, craft shops and galleries leads to the main Folkestone town centre area. The Leas runs along the top of the escarpment and Leas cliff hall attracts many shows and music events, both Folkestone railway stations offer fast services to London St Pancras in just over fifty minutes. In a western direction, is the Cinque Port town of Hythe offering a good selection of independent shops together with the all-important Waitrose store. Sainsburys, Iceland and Aldi are also located in the town area. Primary and secondary schooling are also within easy reach, Folkestone offering both boys and girls grammar schools. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. The historic Cathedral city of Canterbury is approximately thirty minutes by car and offers a more extensive shopping area, together with cultural facilities including; Canterbury Cathedral and The Marlowe theatre.

A quite unique extended marine residence, enjoying direct panoramic sea views from its balcony and sun terrace with inset hot tub. To the first floor of the property is an extensive open plan living area with snug/bar off and opening to contemporary modern fitted kitchen/dining room with seating area, bi fold doors open from both this area and living area onto the outside spaces. The first floor level also has a utility room and guest bedroom with en suite. To the ground floor is the master suite, comprising bedroom, large walk in dressing room/potential further bedroom and en suite with raised freestanding bath, shower, WC and two vanity wash hand basins, a family bathroom and two further double bedrooms are also located on this floor, together with a television room. The whole property is serviced by a Worcester combination gas fired boiler for central heating and hot water, the property also benefits from double glazing throughout. Encombe Lodge is the last of 2 original buildings remaining from the historical Encombe Estate which belonged to Queen Victoria's uncle and where she spent a lot of her childhood, Encombe lodge is the old gate house, with next door (Serena Cottage) being the old boat house.

GROUND FLOOR

ENTRANCE LOBBY

with cathedral style solid front door, upper double glazed windows, ceramic tiled floor

RECEPTION HALL

with vaulted ceiling and feature mezzanine area with double glazed windows, period style radiator, staircase to first floor, inset spotlights, central heating thermostat, painted wood flooring

BATHROOM

comprising white suite with panelled bath and contemporary modern mixer tap and shower attachment over, low level WC, large vanity wash hand basin with mixer tap and cupboards under, dado panelling, heated towel rail, corner shower cubicle, painted wood flooring

BEDROOM (9' 08" x 11' 10") or (2.95m x 3.61m)

UPVC double glazed circular window, painted wood flooring, built in wardrobe cupboards, feature cathedral style double glazed window, strip wood door

BEDROOM (14' 03" x 9' 07") or (4.34m x 2.92m)

double wardrobe cupboard, period style radiator, UPVC double glazed window with panoramic sea views, feature central arch way, strip wood door

TELEVISION ROOM (12' 06" x 8' 09") or (3.81m x 2.67m)

double glazed window, inset spotlights, painted wood flooring, period style radiator, strip wood sliding door

MASTER SUITE

comprising

LOBBY AREA

with twin double cupboards, painted wood flooring

BEDROOM (17' 04" x 13' 05") or (5.28m x 4.09m)

having feature bi fold doors with blinds over, opening to sun terrace with panoramic sea views, double glazed side window, inset spotlights, painted wood flooring, period style radiator, opening to:-

DRESSING ROOM/POTENTIAL BEDROOM (11' 02" x 11' 10") or (3.40m x 3.61m)

double glazed window with panoramic sea views, pebble finished windowsill

EN-SUITE

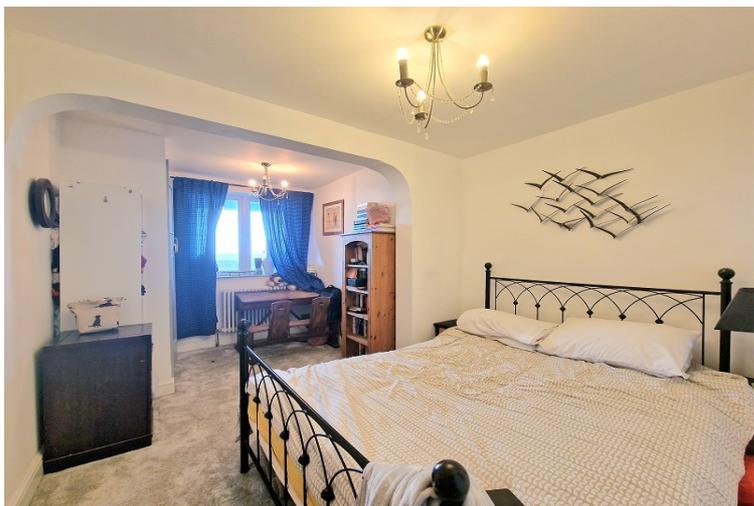
comprising freestanding oval shaped raised bath on pebble platform, with mixer tap and shower attachment over, inset twin white porcelain bowls with mixer taps over and cupboards under, low level WC, corner shower cubicle, painted wood flooring, two heated towel rail, inset spotlights, double glazed window

FIRST FLOOR

giving open plan living and comprising

OPEN PLAN KITCHEN/DINING AREA





SITTING AREA (22' 04" x 18' 06") or (6.81m x 5.64m)

with feature vaulted ceiling, gallery styled beach wood balustrade to reception hall, two period style radiators, feature exposed brickwork panels, built in dresser style unit with feature semi circular shelved recess with cupboards under, double glazed window and double glazed bi fold doors to decked sun terrace enjoying panoramic sea views, glass and stainless steel balustrade, feature opening with steps to:-

SNUG/BAR AREA (11' 10" x 9' 06") or (3.61m x 2.90m)

having feature vaulted ceiling, period radiator and double glazed circular window with panoramic sea views

KITCHEN AREA (24' 08" x 17' 10") or (7.52m x 5.44m)

Kitchen area Corian bowl with mixer tap and Corian work surfaces with white sheen and grey finished high and low level cupboards, deep pan drawers, Bosch induction hob with stainless steel and glass Bosch extractor canopy over, LED lighting to the plinths, further matching three quarter height built in cupboards and integrated Bosch fan assisted electric oven/grill, integrated Bosch oven/microwave and integrated Bosch microwave/steam oven, two heated drawers, space for fridge freezer, inset spotlights, contemporary mosaic tiling

DINING/SEATING AREA

with vaulted ceiling, three double glazed windows, bi fold double glazed doors and French doors to decked sun terrace with panoramic sea views, contemporary tall radiator and period radiator

UTILITY ROOM

with inset stainless steel sink unit and mixer tap over and grey sheen finish cupboards under, roll top work surface, plumbing for washing machine, space for fridge, cupboard concealing Worcester Bosch combi boiler, contemporary UPVC grey stable door to rear decked area, painted wood flooring, mosaic style tiling

GUEST BEDROOM (16' 06" Max x 9' 02" Max) or (5.03m Max x 2.79m Max)

painted wood flooring, feature roof light, inset LED lights and spotlight, double cupboard with further storage over

EN-SUITE

comprising corner shower cubicle, low level WC and vanity wash hand basin with mixer tap and cupboards under, heated towel rail, extractor fan, inset spotlights, double glazed window, painted wood flooring

OUTSIDE

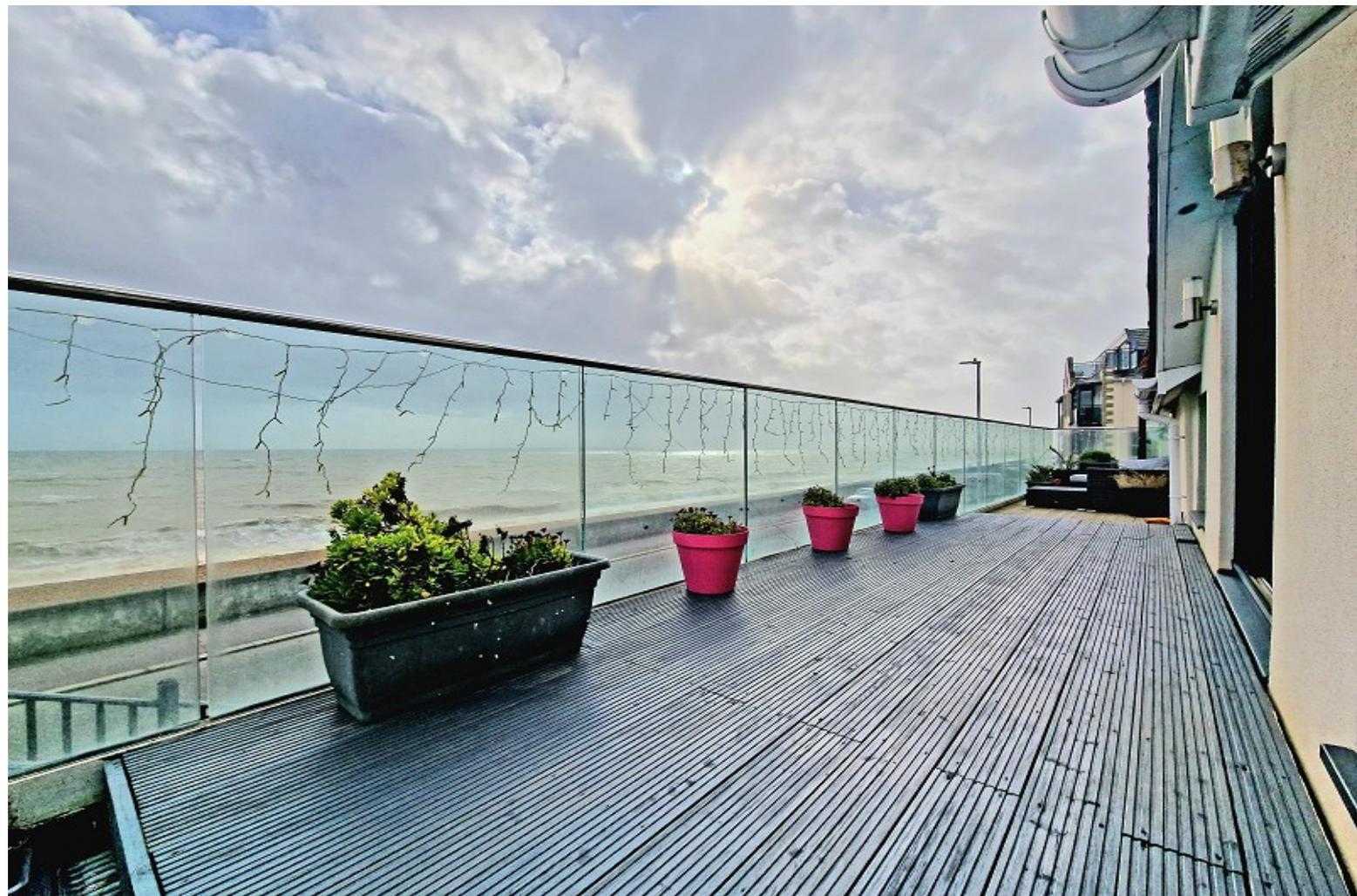
extensive decked balcony/sun terrace with glazed wind protection finished in polished stainless steel having panoramic sea views, outside lighting, steps to further decked sun terrace with panoramic sea views and sunken hot tub, further outside lighting and stone steps to stone finished sun terrace with feature Kentish ragstone wall, outside lighting, storage cupboard, decked area, partially shaded with built in seating unit and storage. Steps to garden area and gate leading to front drive way. To the rear of the property is a further garden area with raised decked area, lawned area, hydrangea and gateway to front parking. To the front of the property is a paved parking area for up to three cars with steps and a sloped pathway to the front door, outside security lighting and electric sliding gateway.

Tenure - Freehold

Council tax - Band E

Local Authority - Folkestone & Hythe District Council







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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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