



Norman Villa Southwood Road, Ramsgate

£550,000



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An imposing double fronted Victorian Villa situated in a prime location just a short walk to the town centre, Royal Harbour and mainline railway station with High Speed services to London. This spacious, period and stylish family home offers well-proportioned and versatile accommodation with many period/original features including high ceilings, covings, cornicing and fireplaces to name but a few. This beautiful home that is not only steeped in character, but has the modern conveniences that any new owner would want. The present owners have completed a full program of refurbishment to a very high standard.

This spacious and sophisticated accommodation is entered through the original front door leading to a generous and imposing entrance hall with elegant staircase to first floor. There are doors either side of the entrance hall lead to the primary reception rooms. The Right hand side reception room is open through a square arch to the third reception. All of these rooms are equally usable as a sitting room, lounge, dining or as the new owner desires. The well-equipped kitchen enjoys integrated appliances, breakfast bar that leads to a dining/breakfast area overlooking the garden. There is also a very useful utility room that opens out to an elevated balcony and down steps to the rear garden floor. To complete the ground floor there is that all important downstairs cloakroom.

On the first floor there are four double bedrooms, the main bedroom has an ensuite shower room. The fifth single bedroom would make a very usable study or nursery. On the half landing there is a modern fitted family bathroom. The basement offers flexible opportunities with high ceiling and two windows which allow light and ventilation. This room would make a wonderful gym, music studio, study area or as additional storage. There are further storage under the extension that is accessed down some steps from the garden (this is where the boiler is fitted).

The garden has been arranged into various planting areas, patio areas that are perfect for alfresco dining and access to the front of the property through a side gate.









TOTAL FLOOR AREA : 2346 sq.ft. (218.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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