



## FAIRLIGHT READING STREET

BROADSTAIRS, CT10 3AX

**£2,995,000**  
FREEHOLD

An exceptional, lifestyle-led residence offering architectural presence, outstanding flexibility and beautifully landscaped grounds. Designed around expansive living spaces and complemented by independent accommodation, this is a rare opportunity to acquire a truly complete high-end home.

**MANYWEATHERS**  
ESTATE AGENCY



# FAIRLIGHT READING STREET



## Property Description

This architecturally striking residence offers an exceptional standard of contemporary living, set within beautifully landscaped grounds backing directly onto the North Foreland Golf Course, with sea views across Joss Bay.

The accommodation provides impressive open-plan living alongside more private, refined spaces, all finished to an exacting standard, with expansive glazing allowing the gardens to form a natural extension of the living areas.

The property includes a substantial side annexe and a separate two-bedroom summer lodge with veranda and swing seating, offering excellent flexibility for guests, home working or multigenerational living. Additional amenities include a single garage and a luxury double garage, a yoga studio and beautician's room.

The grounds are designed for relaxation and entertaining, featuring a resort-style terrace, swimming pool, outdoor kitchen and fire pit, all enjoying uninterrupted golf course and sea views.

## Kitchen

The kitchen is the clear centrepiece of the home a stunning, contemporary space designed to impress while remaining highly functional. Arranged around a large central island with sleek work surfaces, the room offers extensive storage, generous preparation areas and a strong sense of balance and symmetry.

Flooded with natural light from overhead glazing and wide openings into adjoining living areas, the kitchen is perfectly suited to both everyday family life and large-scale entertaining. Its open connection to the surrounding reception spaces creates a natural flow through the house, reinforcing the home's modern, sociable layout.

## Open-Plan Living & Entertaining Space

Flowing directly from the kitchen is a vast open-plan living and entertaining area that defines the heart of the home. This impressive space incorporates multiple seating and dining zones, unified by elegant flooring and a consistent, refined palette throughout.

Large skylights and expansive glazing draw in light from every angle, while wide openings allow the space to be adapted easily for both relaxed family living and formal entertaining. The proportions are generous yet well-balanced, creating an atmosphere that is both luxurious and welcoming.

## Snug / Cinema Room

Positioned away from the main open-plan living areas, the snug / cinema room offers a more intimate and relaxed environment. Designed as a dedicated retreat, this space is ideal for film nights, quiet evenings, or informal entertaining.

## Utility Room

Fitted with built-in, matching cabinetry, it provides excellent storage alongside dedicated space for laundry appliances, ensuring everyday tasks remain discreet and well organised.

## Office / Study

Lined with bespoke, built-in cabinetry in a matching finish, the room provides extensive storage while maintaining a clean, uncluttered aesthetic. Ideal for home working or private study.

## Principal Bedroom Suite

The principal bedroom suite is an exceptionally refined and indulgent space, designed to function as a true private sanctuary within the home. Generously proportioned and beautifully styled, the room comfortably accommodates a full suite of luxury bedroom furniture while still retaining a







calm, uncluttered feel.

A standout feature of the suite is the walk-in wardrobe, providing extensive, well-organised storage and a dedicated dressing area that elevates both practicality and everyday luxury.

The suite is completed by a high-quality ensuite bathroom, creating a hotel-style environment that feels both elegant and indulgent, a space designed for comfort, privacy and retreat.

### Bedroom Two

Bedroom two is beautifully light-filled and well proportioned, enjoying attractive golf course and sea views, and benefits from a luxurious ensuite and dedicated dressing area, making it ideal as a guest suite or secondary principal bedroom.

### Bedroom Three

Currently styled as a nursery, bedroom three is a beautifully presented room featuring built-in wardrobe storage and a dedicated dressing table area. The space is equally well suited as a child's bedroom, guest room or future double bedroom and is further enhanced by a stylish and well-appointed ensuite.

### Self-Contained Side Annexe

A key and highly valuable feature of this exceptional home is the substantial self-contained side annexe with its own entry but seamlessly connected to the main house while offering a strong sense of independence. Designed to the same high standard as the principal residence, the annexe provides its own dedicated living space, kitchen, bedroom and ensuite.

The accommodation is perfectly suited to multigenerational living, extended family, long-term guests, or independent

occupancy, while also offering excellent potential for professional use such as a private office or consulting space.

### Summer Lodge / Annexe

Positioned at the far end of the garden, the summer annexe offers a secluded and highly versatile retreat, enjoying expansive glass windows with stunning views across the golf course and out towards Joss Bay. The accommodation comprises a ground-floor bedroom, an impressive open-plan kitchen and living area, two bathrooms, and a mezzanine level, creating a flexible and well-balanced layout ideal for a variety of uses. Surrounded by landscaped grounds and a veranda with swing seating, the annexe provides an ideal space for guest accommodation, home working, leisure or wellness use. Finished to a high standard and suitable for year-round use, this exceptional additional accommodation offers privacy from the main house and adds significant lifestyle flexibility, making it ideal for modern living or multigenerational arrangements.

### Gardens, Pool & Pool House

The gardens are beautifully landscaped and thoughtfully arranged. The grounds create a tranquil, resort-style environment that complements the scale and quality of the main residence.

At the centre of the outdoor space sits the swimming pool, positioned to maximise sunlight and surrounded by generous terraces ideal for relaxing, dining and entertaining. Adjacent to the pool is a pool house, currently used as a home office, complete with toilet facilities, providing a quiet and practical space for both work and poolside entertaining.

The gardens also include a sunken firepit, a substantial vegetable patch, an outdoor kitchen area and expansive green spaces, creating multiple areas for leisure, dining or

## FAIRLIGHT READING STREET









## FAIRLIGHT READING STREET





relaxation. Together with the summer annexe at the far end of the garden, these outdoor spaces offer remarkable flexibility and significantly enhance the lifestyle appeal of this exceptional home.

### Property Summary

Designed for those seeking space, privacy and versatility without compromise, this remarkable home delivers a refined balance between contemporary living and long-term adaptability. The layout has been carefully considered to allow the house to function effortlessly on a day-to-day basis, while also offering the scale and separation required for entertaining, remote working, or accommodating extended family.

The additional buildings and outdoor spaces elevate the property beyond a conventional family home, creating a setting that feels self-contained, private, and exceptionally well suited to modern lifestyles. Rarely does a property of this calibre offer such a cohesive combination of design, flexibility and presence, making it a compelling opportunity for discerning buyers looking for a truly remarkable home.

### Location & Schools

Situated in the highly desirable and historic Broadstairs area of East Kent, Reading Street (CT10 3AX) offers an ideal blend of coastal charm and village-style living while still being well connected to local amenities and transport links. The location is a short distance from Broadstairs' sandy beaches, boutique shops, cafés and restaurants, making it popular with families and professionals alike and commanding strong property values in this sought-after postcode. Education options in the surrounding area are excellent and varied, with a range of well-regarded state and independent schools nearby. Within easy reach are primary and junior schools such

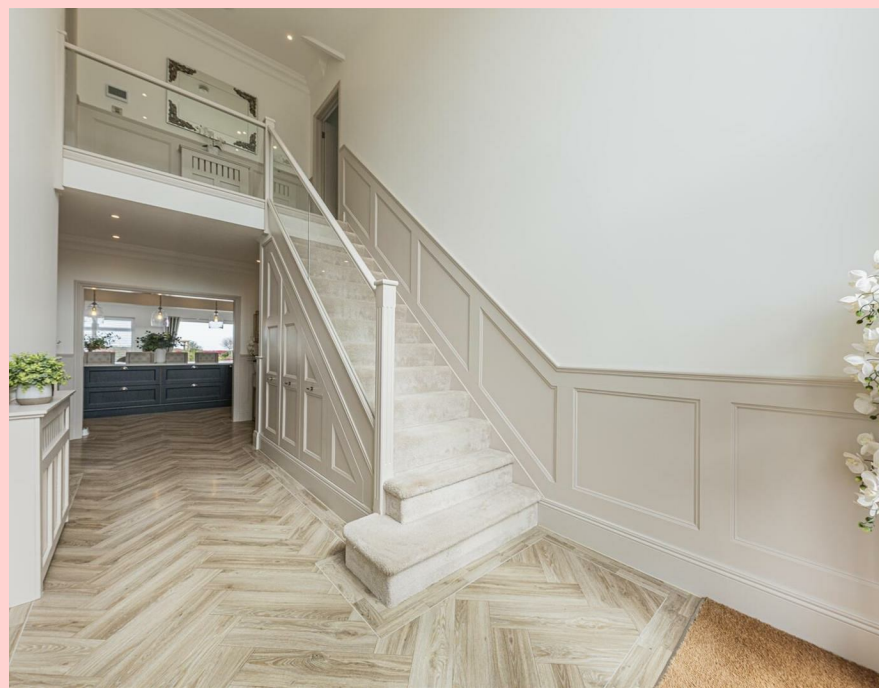
as Callis Grange Nursery & Infant School and St Peter-in-Thamet Church of England Junior School, both close to Reading Street, and for older pupils there are respected secondary options including The Charles Dickens School and selective Dane Court Grammar School. For those seeking independent education, Wellesley Haddon Dene provides preparatory schooling in Broadstairs.

### AML & Buyer Protection Notice

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. As part of this process, you'll also receive three months of complimentary Lifetime Legal membership, which includes Mover Protection - covering certain costs if your purchase falls through due to no fault of your own.

## FAIRLIGHT READING STREET

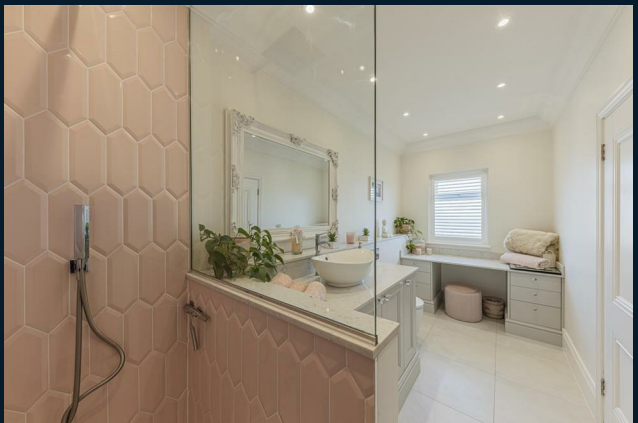




FAIRLIGHT READING STREET













# FAIRLIGHT READING STREET















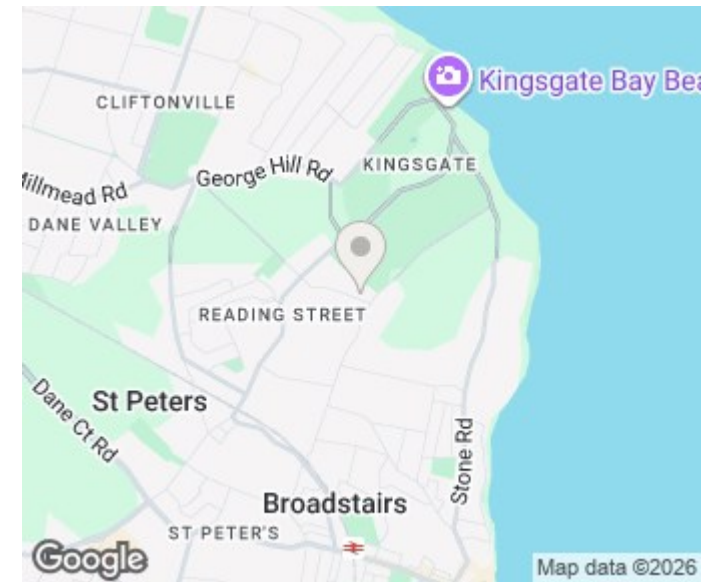
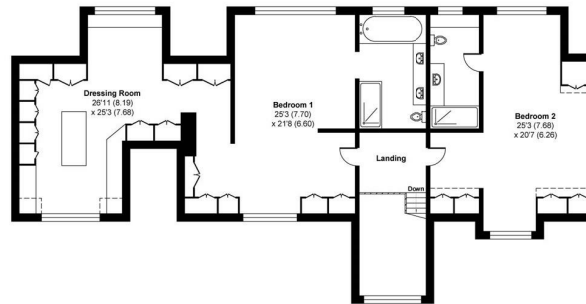
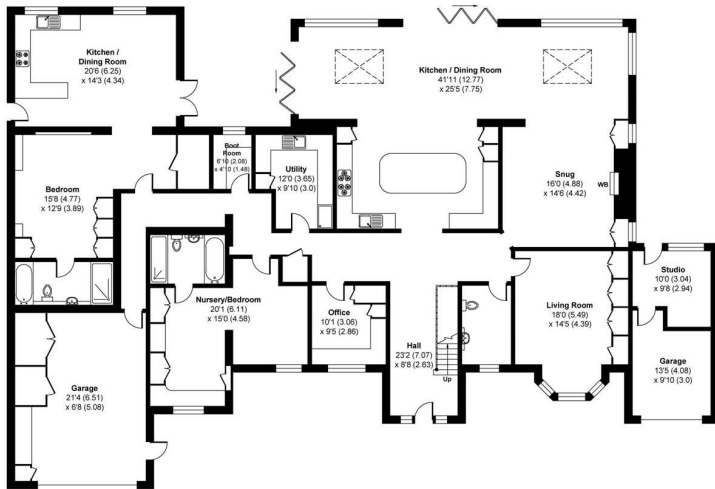
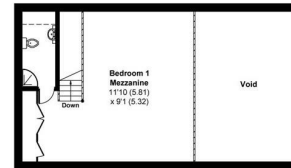
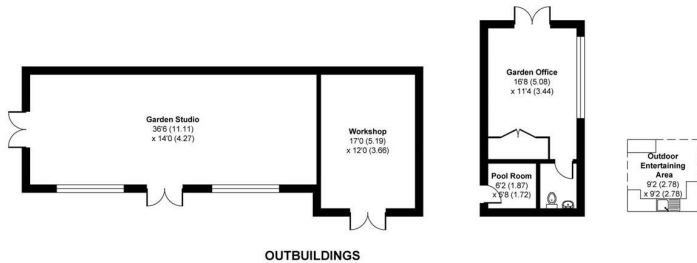




## Reading Street, Broadstairs

Approximate Gross Internal Area = 455.42 sq m / 4902.10 sq ft  
Garage = 44.0 sq m / 473.61 sq ft  
Outbuilding = 91.09 sq m / 980.48 sq ft  
The Annexe = 110.14 sq m / 1185.54 sq ft  
Total = 700.65 sq m / 7541.73 sq ft

For identification only - Not to scale



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Residential  
Unit 1 Maple Leaf Business Park  
Ramsgate  
CT12 5GD

01843821677  
georgina@manyweathers.co.uk  
www.manyweathers.co.uk



**MANYWEATHERS**  
ESTATE AGENCY