

CHRISTOPHER HODGSON



Monkton, Ramsgate
£475,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Monkton, Ramsgate

Forge House, 68 Monkton Street, Monkton, Ramsgate, Kent, CT12 4JF

A significantly extended, charming Georgian double-fronted period cottage located next to the former blacksmith's forge, ideally situated in the desirable village of Monkton, and within close proximity of shops, amenities, pubs, bus routes, and Monkton Church of England Primary School. The property is ideally placed to provide easy access to the A299 for access to London, and Thanet Parkway mainline train station (4.1 miles).

Forge House has been extensively remodelled in recent years to provide exceptionally spacious and beautifully presented accommodation, with underfloor heating throughout. The ground floor is arranged to provide open-plan living accommodation comprising a sitting room with a feature fireplace housing a bioethanol stove, a

contemporary kitchen/dining room with doors opening to the garden, a utility room, and a bathroom.

To the first floor, there are four bedrooms including three spacious doubles and an additional room that can serve as a bedroom or study, and two stylish bathrooms (including one en-suite shower room).

The South facing rear garden has been thoughtfully landscaped and is predominately laid to lawn with planted borders, and includes a natural stone terrace and a garden studio which would suit a variety of uses. A shingle driveway provides convenient off street parking for two vehicles.



LOCATION

Monkton is a pretty village situated approximately 3 miles to the South of Birchington, a popular town by the sea on the North Kent Coast. The village is well served by a good variety of local amenities including independent shops, supermarkets, cafes, pubs, restaurants, doctors, dentists, and schools, and benefits from Monkton Nature Reserve, a 16 Acre site, located in a former chalk quarry. Nearby Minnis Bay has a wide stretch of sandy beach, and the exciting seaside town of Margate is also close by with its vibrant old town, where there is an abundance of restaurants, bars, boutiques, and markets, the world renowned Turner Contemporary Gallery, Dreamland, Margate's classic amusement park and music venue, and Westwood Cross, the area's premier shopping centre.

Local transport links including Thanet Parkway Station provides high speed services to London St Pancras with a journey time of approximately 70 minutes, and commuter services into London Victoria. The property is well situated for access to the A28 which leads to Canterbury (approximately 10.7 miles distant) and connects to the A299 (and in turn the A2/M2). Manston Airport is also accessible as is Westwood Cross Shopping Centre via the A253/A299. The A256 is also easily accessible offering access to the A2/M2 and subsequent motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 22'2" x 10'2" (6.78m x 3.10m)
- Kitchen/Dining Room 22'2" x 10'2" (6.78m x 3.10m)
- Utility Room 6'9" x 5'5" (2.08m x 1.66m)
- Bathroom 6'11" x 4'10" (2.11m x 1.48m)

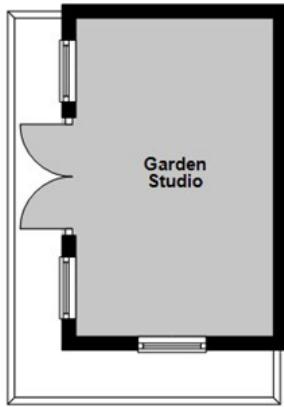
FIRST FLOOR

- Bedroom 1 11'2" x 10'11" (3.41m x 3.35m)
- En-Suite Shower Room 7'10" x 6'10" (2.39m x 2.10m)
- Bedroom 2 10'4" x 10'2" (3.17m x 3.10m)
- Bedroom 3 10'7" x 9'8" (3.22m x 2.95m)
- Bedroom 4 10'2" x 7'1" (3.10m x 2.16m)
- Shower Room 6'11" x 4'8" (2.11m x 1.44m)



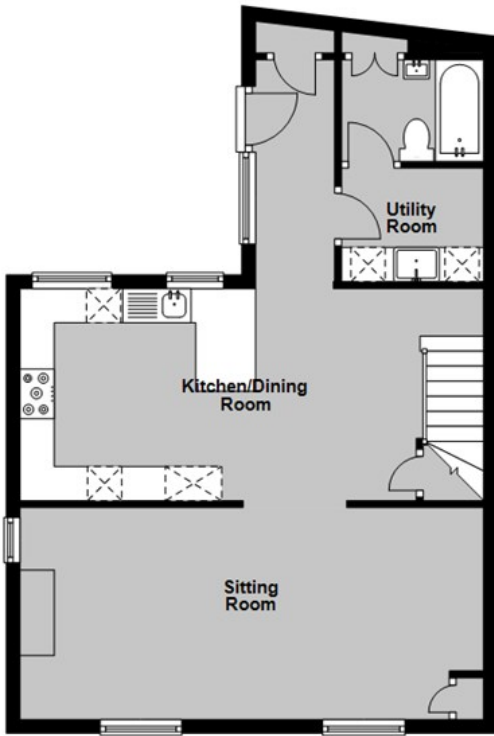
OUTSIDE

- Garden Studio 15'3" x 9'5" (4.65m x 2.89m)
- Garden 57' x 32' (17.37m x 9.75m)

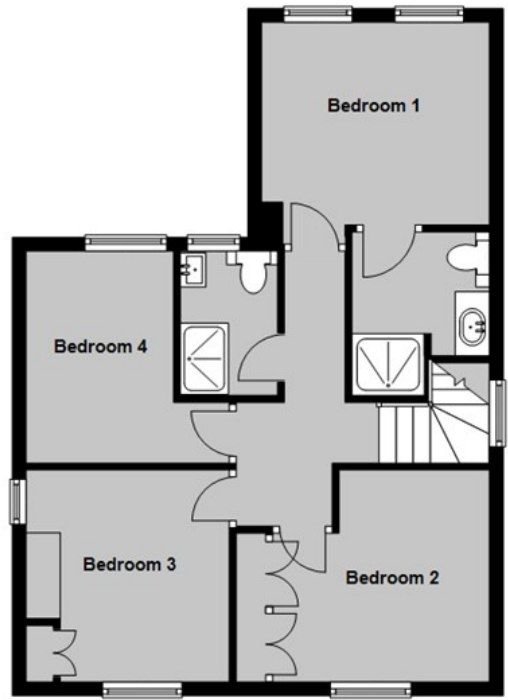


Ground Floor
Main area: approx. 55.1 sq. metres (593.0 sq. feet)
Plus outbuildings, approx. 12.4 sq. metres (144.7 sq. feet)

First Floor
Approx. 54.7 sq. metres (588.8 sq. feet)



Main area: Approx. 109.8 sq. metres (1181.8 sq. feet)
Plus outbuildings, approx. 13.4 sq. metres (144.7 sq. feet)



Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,387.10

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Best A
Energy efficient - lower running costs	B
Decent - lower running costs	C
Decent - higher running costs	D
Higher running costs	E
Higher running costs	F
Higher running costs	G
Higher running costs	H
Higher running costs	I
Higher running costs	J
Higher running costs	K
Higher running costs	L
Higher running costs	M
Higher running costs	N
Higher running costs	O
Higher running costs	P
Higher running costs	Q
Higher running costs	R
Higher running costs	S
Higher running costs	T
Higher running costs	U
Higher running costs	V
Higher running costs	W
Higher running costs	X
Higher running costs	Y
Higher running costs	Z
Higher running costs	AA
Higher running costs	AB
Higher running costs	AC
Higher running costs	AD
Higher running costs	AE
Higher running costs	AF
Higher running costs	AG
Higher running costs	AH
Higher running costs	AI
Higher running costs	AJ
Higher running costs	AK
Higher running costs	AL
Higher running costs	AM
Higher running costs	AN
Higher running costs	AO
Higher running costs	AP
Higher running costs	AQ
Higher running costs	AR
Higher running costs	AS
Higher running costs	AT
Higher running costs	AU
Higher running costs	AV
Higher running costs	AW
Higher running costs	AX
Higher running costs	AY
Higher running costs	AZ
Higher running costs	BA
Higher running costs	BB
Higher running costs	BC
Higher running costs	BD
Higher running costs	BE
Higher running costs	BF
Higher running costs	BG
Higher running costs	BH
Higher running costs	BI
Higher running costs	BJ
Higher running costs	BK
Higher running costs	BL
Higher running costs	BM
Higher running costs	BN
Higher running costs	BO
Higher running costs	BP
Higher running costs	BQ
Higher running costs	BR
Higher running costs	BS
Higher running costs	BT
Higher running costs	BU
Higher running costs	BV
Higher running costs	BW
Higher running costs	BX
Higher running costs	BY
Higher running costs	BZ
Higher running costs	CA
Higher running costs	CB
Higher running costs	CC
Higher running costs	CD
Higher running costs	CE
Higher running costs	CF
Higher running costs	CG
Higher running costs	CH
Higher running costs	CI
Higher running costs	CJ
Higher running costs	CK
Higher running costs	CL
Higher running costs	CM
Higher running costs	CN
Higher running costs	CO
Higher running costs	CP
Higher running costs	CQ
Higher running costs	CR
Higher running costs	CS
Higher running costs	CT
Higher running costs	CU
Higher running costs	CV
Higher running costs	CW
Higher running costs	CX
Higher running costs	CY
Higher running costs	CZ
Higher running costs	DA
Higher running costs	DB
Higher running costs	DC
Higher running costs	DD
Higher running costs	DE
Higher running costs	DF
Higher running costs	DG
Higher running costs	DH
Higher running costs	DI
Higher running costs	DJ
Higher running costs	DK
Higher running costs	DL
Higher running costs	DM
Higher running costs	DN
Higher running costs	DO
Higher running costs	DP
Higher running costs	DQ
Higher running costs	DR
Higher running costs	DS
Higher running costs	DT
Higher running costs	DU
Higher running costs	DV
Higher running costs	DW
Higher running costs	DX
Higher running costs	DY
Higher running costs	DZ
Higher running costs	EA
Higher running costs	EB
Higher running costs	EC
Higher running costs	ED
Higher running costs	EE
Higher running costs	EF
Higher running costs	EG
Higher running costs	EH
Higher running costs	EI
Higher running costs	EJ
Higher running costs	EK
Higher running costs	EL
Higher running costs	EM
Higher running costs	EN
Higher running costs	EO
Higher running costs	EP
Higher running costs	EQ
Higher running costs	ER
Higher running costs	ES
Higher running costs	ET
Higher running costs	EU
Higher running costs	EV
Higher running costs	EW
Higher running costs	EX
Higher running costs	EY
Higher running costs	EZ
Higher running costs	FA
Higher running costs	FB
Higher running costs	FC
Higher running costs	FD
Higher running costs	FE
Higher running costs	FF
Higher running costs	FG
Higher running costs	FH
Higher running costs	FI
Higher running costs	FJ
Higher running costs	FK
Higher running costs	FL
Higher running costs	FM
Higher running costs	FN
Higher running costs	FO
Higher running costs	FP
Higher running costs	FQ
Higher running costs	FR
Higher running costs	FS
Higher running costs	FT
Higher running costs	FU
Higher running costs	FV
Higher running costs	FW
Higher running costs	FX
Higher running costs	FY
Higher running costs	FZ
Higher running costs	GA
Higher running costs	GB
Higher running costs	GC
Higher running costs	GD
Higher running costs	GE
Higher running costs	GF
Higher running costs	GG
Higher running costs	GH
Higher running costs	GI
Higher running costs	GJ
Higher running costs	GK
Higher running costs	GL
Higher running costs	GM
Higher running costs	GN
Higher running costs	GO
Higher running costs	GP
Higher running costs	GQ
Higher running costs	GR
Higher running costs	GS
Higher running costs	GT
Higher running costs	GU
Higher running costs	GV
Higher running costs	GW
Higher running costs	GX
Higher running costs	GY
Higher running costs	GZ
Higher running costs	HA
Higher running costs	HB
Higher running costs	HC
Higher running costs	HD
Higher running costs	HE
Higher running costs	HF
Higher running costs	HG
Higher running costs	HH
Higher running costs	HI
Higher running costs	HJ
Higher running costs	HK
Higher running costs	HL
Higher running costs	HM
Higher running costs	HN
Higher running costs	HO
Higher running costs	HP
Higher running costs	HQ
Higher running costs	HR
Higher running costs	HS
Higher running costs	HT
Higher running costs	HU
Higher running costs	HV
Higher running costs	HW
Higher running costs	HX
Higher running costs	HY
Higher running costs	HZ
Higher running costs	IA
Higher running costs	IB
Higher running costs	IC
Higher running costs	ID
Higher running costs	IE
Higher running costs	IF
Higher running costs	IG
Higher running costs	IH
Higher running costs	II
Higher running costs	IJ
Higher running costs	IK
Higher running costs	IL
Higher running costs	IM
Higher running costs	IN
Higher running costs	IO
Higher running costs	IP
Higher running costs	IQ
Higher running costs	IR
Higher running costs	IS
Higher running costs	IT
Higher running costs	IU
Higher running costs	IV
Higher running costs	IW
Higher running costs	IX
Higher running costs	IY
Higher running costs	IZ
Higher running costs	JA
Higher running costs	JB
Higher running costs	JC
Higher running costs	JD
Higher running costs	JE
Higher running costs	JF
Higher running costs	JG
Higher running costs	JH
Higher running costs	JI
Higher running costs	JJ
Higher running costs	JK
Higher running costs	JL
Higher running costs	JM
Higher running costs	JN
Higher running costs	JO
Higher running costs	JP
Higher running costs	JQ
Higher running costs	JR
Higher running costs	JS
Higher running costs	JT
Higher running costs	JU
Higher running costs	JV
Higher running costs	JW
Higher running costs	JX
Higher running costs	JY
Higher running costs	JZ
Higher running costs	KA
Higher running costs	KB
Higher running costs	KC
Higher running costs	KD
Higher running costs	KE
Higher running costs	KF
Higher running costs	KG
Higher running costs	KH
Higher running costs	KI
Higher running costs	KJ
Higher running costs	KK
Higher running costs	KL
Higher running costs	KM
Higher running costs	KN
Higher running costs	KO
Higher running costs	KP
Higher running costs	KQ
Higher running costs	KR
Higher running costs	KS
Higher running costs	KT
Higher running costs	KU
Higher running costs	KV
Higher running costs	KW
Higher running costs	KX
Higher running costs	KY
Higher running costs	KZ
Higher running costs	LA
Higher running costs	LB
Higher running costs	LC
Higher running costs	LD
Higher running costs	LE
Higher running costs	LF
Higher running costs	LG
Higher running costs	LH
Higher running costs	LI
Higher running costs	LJ
Higher running costs	LK
Higher running costs	LL
Higher running costs	LM
Higher running costs	LN
Higher running costs	LO
Higher running costs	LP
Higher running costs	LQ
Higher running costs	LR
Higher running costs	LS
Higher running costs	LT
Higher running costs	LU
Higher running costs	LV
Higher running costs	LW
Higher running costs	LX
Higher running costs	LY
Higher running costs	LZ
Higher running costs	MA
Higher running costs	MB
Higher running costs	MC
Higher running costs	MD
Higher running costs	ME
Higher running costs	MF
Higher running costs	MG
Higher running costs	MH
Higher running costs	MI
Higher running costs	MJ
Higher running costs	MK
Higher running costs	ML
Higher running costs	MM
Higher running costs	MN
Higher running costs	MO
Higher running costs	MP
Higher running costs	MQ
Higher running costs	MR
Higher running costs	MS
Higher running costs	MT
Higher running costs	MU
Higher running costs	MV
Higher running costs	MW
Higher running costs	MX
Higher running costs	MY
Higher running costs	MZ
Higher running costs	NA
Higher running costs	NB
Higher running costs	NC
Higher running costs	ND
Higher running costs	NE
Higher running costs	NF
Higher running costs	NG
Higher running costs	NH
Higher running costs	NI
Higher running costs	NJ
Higher running costs	NK
Higher running costs	NL
Higher running costs	NM
Higher running costs	NN
Higher running costs	NO
Higher running costs	NP
Higher running costs	NQ
Higher running costs	NR
Higher running costs	NS
Higher running costs	NT
Higher running costs	NU
Higher running costs	NV
Higher running costs	NW
Higher running costs	NX
Higher running costs	NY
Higher running costs	NZ
Higher running costs	OA
Higher running costs	OB
Higher running costs	OC
Higher running costs	OD
Higher running costs	OE
Higher running costs	OF
Higher running costs	OG
Higher running costs	OH
Higher running costs	OI
Higher running costs	OJ
Higher running costs	OK
Higher running costs	OL
Higher running costs	OM
Higher running costs	ON
Higher running costs	OO
Higher running costs	OP
Higher running costs	OQ
Higher running costs	OR
Higher running costs	OS
Higher running costs	OT
Higher running costs	OU
Higher running costs	OV
Higher running costs	OW
Higher running costs	OX
Higher running costs	OY
Higher running costs	OZ
Higher running costs	PA
Higher running costs	PB
Higher running costs	PC
Higher running costs	PD
Higher running costs	PE
Higher running costs	PF
Higher running costs	PG
Higher running costs	PH
Higher running costs	PI
Higher running costs	PJ
Higher running costs	PK
Higher running costs	PL
Higher running costs	PM
Higher running costs	PN
Higher running costs	PO
Higher running costs	PP
Higher running costs	PQ
Higher running costs	PR
Higher running costs	PS
Higher running costs	PT
Higher running costs	PU
Higher running costs	PV
Higher running costs	PW
Higher running costs	PX
Higher running costs	PY
Higher running costs	PZ
Higher running costs	QA
Higher running costs	QB
Higher running costs	QC
Higher running costs	QD
Higher running costs	QE
Higher running costs	QF
Higher running costs	QG
Higher running costs	QH
Higher running costs	QI
Higher running costs	QJ
Higher running costs	QK
Higher running costs	QL
Higher running costs	QM
Higher running costs	QN
Higher running costs	QO
Higher running costs	QP
Higher running costs	QQ
Higher running costs	QR
Higher running costs	QS
Higher running costs	QT
Higher running costs	QU
Higher running costs	QV
Higher running costs	QW
Higher running costs	QX
Higher running costs	QY
Higher running costs	QZ
Higher running costs	RA
Higher running costs	RB
Higher running costs	RC
Higher running costs	RD
Higher running costs	RE
Higher running costs	RF
Higher running costs	RG
Higher running costs	RH
Higher running costs	RI
Higher running costs	RJ
Higher running costs	RK
Higher running costs	RL
Higher running costs	RM
Higher running costs	RN
Higher running costs	RO
Higher running costs	RP
Higher running costs	RQ
Higher running costs	RR
Higher running costs	RS
Higher running costs	RT
Higher running costs	RU
Higher running costs	RV
Higher running costs	RW
Higher running costs	RX
Higher running costs	RY
Higher running costs	RZ
Higher running costs	SA
Higher running costs	SB
Higher running costs	SC
Higher running costs	SD
Higher running costs	SE
Higher running costs	SF
Higher running costs	SG
Higher running costs	SH
Higher running costs	SI
Higher running costs	SJ
Higher running costs	SK
Higher running costs	SL
Higher running costs	SM
Higher running costs	SN
Higher running costs	SO
Higher running costs	SP
Higher running costs	SQ
Higher running costs	SR
Higher running costs	SS
Higher running costs	ST
Higher running costs	SU
Higher running costs	SV
Higher running costs	SW
Higher running costs	SX
Higher running costs	SY
Higher running costs	SZ
Higher running costs	TA
Higher running costs	TB
Higher running costs	TC
Higher running costs	TD
Higher running costs	TE
Higher running costs	TF
Higher running costs	TG
Higher running costs	TH
Higher running costs	TI
Higher running costs	TJ
Higher running costs	TK
Higher running costs	TL
Higher running costs	TM
Higher running costs	TN
Higher running costs	TO
Higher running costs	TP
Higher running costs	TQ
Higher running costs	TR
Higher running costs	TS
Higher running costs	TT
Higher running costs	TU
Higher running costs	
Higher running costs	TW
Higher running costs	TX
Higher running costs	TY
Higher running costs	TZ
Higher running costs	UA
Higher running costs	UB
Higher running costs	UC
Higher running costs	UD
Higher running costs	UE
Higher running costs	UF
Higher running costs	UG
Higher running costs	UH
Higher running costs	UI
Higher running costs	UJ
Higher running costs	UK
Higher running costs	UL
Higher running costs	UM
Higher running costs	UN
Higher running costs	UO
Higher running costs	UP
Higher running costs	UQ
Higher running costs	UR
Higher running costs	US