



10 Daryngton Avenue
Minnis Bay | Birchington | Kent | CT7 9PS

FINE & COUNTRY





Step inside

10 Daryngton Avenue

This superbly updated detached family home is located in a very prestigious and gated private cul-de-sac that ends with walking access to the greensward leading to the beautiful Blue Flag beach at Minnis Bay. It is very quiet and peaceful as well as being particularly safe for children and pets. The property has a new paved driveway where you can park a couple of cars flanked by a front lawn and leads to the integral garage and the front entrance that opens into a useful porch.

The hall includes an understairs storage cupboard and solid oak flooring that flows through to other areas of the ground floor as well as a modern shower room just inside the front door that is ideal for a clean up after a day on the beach. The well-proportioned sitting room includes a dado rail, coved ceiling and a contemporary inset log burner with an oak mantle and surround and has double wood and glass doors to the stunning light and bright new dual aspect kitchen/dining area. This has a huge skylight, a vast window overlooking the garden and French doors to the terrace and, when the double doors to the lounge are open, it provides a wonderful overall entertainment space.

Anyone who enjoys catering will be thrilled with the newly designed kitchen with its gorgeous shaker style dark navy units and wood worktops housing a built in oven and combi microwave oven as well as a fridge freezer, dishwasher and a sink with a Quooker hot tap. The long central island/breakfast bar includes an induction hob and plenty of space for food preparation and there is an adjacent utility room with a door to the garden. Also on the ground floor is a self-contained lounge with sleeping area with built in wardrobes, a recently installed en suite shower room and French doors to the terrace so this would be ideal for an older family member or could be an excellent office for anyone working from home. On the first floor there is a family bathroom with a vanity basin and built cupboards as well as a single bedroom and three doubles including one with a raft of fitted wardrobes and two with delightful views across to the sea.

The rear fenced garden is an ideal size and very easy to manage with a large lawn, shrub borders and a pergola covered pathway to the end of the garden where you will find a delightful terrace and flower bed, so you can relax in the sunshine and enjoy al fresco entertaining. There is also a large useful storage shed and a back gate for easy access to Minnis Bay. There are solar panels on the roof currently generating approximately £300 per quarter.



Seller Insight

“ I used to regularly visit Minnis Bay over many years and really love the place. So a few years ago I moved here and it has been a delightful home for me as well as for my dogs as I can take them for wonderful walks on the beach and along the seafront. I have thoroughly enjoyed updating the property to create a very modern but easy to manage family home but now want to move nearer to my children and grandchildren.

One of the great things about this property is the private and peaceful location. The avenue is delightful with lovely detached family homes and you can be on sitting on the beach in under a minute so the family can be swimming, sunbathing and building sandcastles all day in the summertime or going for a walk along the beach in the winter. There is the Minnis Bay Brasserie and the dog friendly Waves café where you can stop for a drink, a parade of shops nearby for basic requirements and the village of Birchington offers everything you could wish for from a mainline train station to individual shops and supermarkets as well as hairdressers, nail bars, vets and a medical centre. There are some excellent restaurants and pubs in the vicinity plus Quex Park with its museum and outside complex that includes a garden centre, leisure activity areas, craft shops and a livery stables while Quex Barn offers wonderful food shopping in its farm shop and an enjoyable eating experience in the restaurant.

The local Birchington primary is a good school and there is also King Ethelbert secondary school and the Ursuline College available in Birchington and Westgate while grammar and private schools can be found in nearby Broadstairs and Ramsgate. As well as the sailing club and other watersports such as wind surfing in Minnis Bay there is also the Westgate and Birchington Golf Club for golfing enthusiasts and a local tennis and bowls club. If you enjoy walking there are a number of excellent places for a bracing walk and for cyclists you can revel in a trip to Reculver along the Viking Coastal Trail. There is also a very good and inexpensive cinema in Westgate, theatres in Ramsgate and Broadstairs and if you want to go further afield Westwood Cross includes a large shopping centre with a variety of high street stores, a retail park and the Vue cinema complex as well as a casino and numerous restaurants.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

By Road:
 Birchington Station 1.4 miles
 Dover Docks 23.3 miles
 Gatwick Airport 79.4 miles
 Channel Tunnel 29.7 miles
 Charing Cross 75.1 miles

By Train from Birchington
 High-Speed St. Pancras 1hr 32ins
 High Speed Ashford International 1hr 07 mins
 Canterbury 44 mins
 London Charing Cross 12hr 57mins
 London Victoria 1hr 39 mins

Leisure Clubs & Facilities

Westgate and Birchington Golf Club 01843 831115
 North Foreland Golf Club 01843 862140
 Minnis Bay Sailing Club 01843 841588
 Birchington Bowls and Tennis Club 01843 841086

Healthcare

Birchington Medical Centre 01843 848818
 Garlinge Surgery 01843 255693
 QEQM Hospital, Margate 01843 225544

Education

Primary Schools:
 Birchington Primary 01843 841046
 St. Crispin's Community Primary 01843 832040
 Wellesley Hadden Dene 01843 862991
 St. Lawrence (Junior) 01843 587666

Secondary Schools:

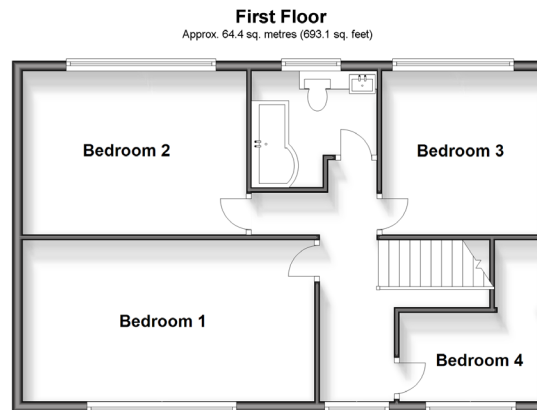
King Ethelbert School 01843 831999
 Ursuline College 01843 834431
 Chatham House Grammar, Ramsgate 01843 591075
 Clarendon House Grammar, Ramsgate 01843 591074
 Dane Park, Grammar, Broadstairs 01843 864941
 St. Lawrence College (Senior) 01843 587666

Entertainment

Minnis Bay Bar and Brasserie 01843 841844
 The Smugglers Restaurant 01843 841185
 The Powell Arms 01843 842777
 Carlton Cinema 01843 832019
 Vue Cinema Complex and Casino 01843 579999
 Sarah Thorne Theatre, Broadstairs 01843 863701
 The Sands Hotel, Margate 01843 228228

Local Attractions/Landmarks

Dreamland Amusement Park 01843 295887
 Quex Park Museum, Birchington 01843 842168
 Turner Contemporary Gallery, Margate 01843 233000
 Shell Grotto, Margate 01843 220008
 Spitfire and Hurricane Memorial Museum 01843 821940
 Hornby Visitor Centre, Westwood 01843 233524
 Dickens House Museum, Broadstairs 01843 863453
 Westwood Cross Shopping Centre



GROUND FLOOR

Porch	
Hallway	
Shower Room	9'2 x 7'3 (2.80m x 2.21m)
Sitting Room	21'0 x 18'4 (6.41m x 5.59m)
Kitchen/Dining Area	19'8 x 18'4 (6.00m x 5.59m)
Utility Room	11'2 x 5'11 (3.41m x 1.80m)
Lounge and Sleeping Area	15'9 x 11'2 (4.80m x 3.41m) plus 14'4 x 11'6 (4.37m x 3.51m)
En Suite Shower Room	7'10 x 6'3 (2.39m x 1.91m)

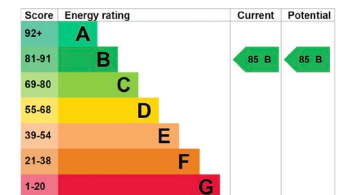
FIRST FLOOR

Landing	
Bedroom 1	17'9 x 10'2 (5.41m x 3.10m)
Bedroom 2	14'4 x 10'6 (4.37m x 3.20m)
Bedroom 3	10'6 x 9'10 (3.20m x 3.00m)
Bedroom 4	8'10 x 5'11 (2.69m x 1.80m)
Bathroom	

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Garage	17'5 x 8'6 (5.31m x 2.59m)

£800,000
Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 25.01.2024





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