



Oakside
North Foreland Avenue | Broadstairs | Kent | CT10 3QT

FINE & COUNTRY

OAKSIDE

Step inside

Oakside

For anyone looking for the ultimate in a modern seaside residence this superb property built in 2019 on the exclusive North Foreland Estate in Broadstairs with private access to a secluded sandy beach, should tick every box. Set well back from the avenue and surrounded by a stunningly designed garden and outdoor space, the awe-inspiring exterior with its impressive and unique frontage, glass balconies and vast picture windows will take your breath away before you even cross the threshold. With security high on the list of important features, the property is approached via an automatic gated entrance with an intercom and security camera, flanked by wooden fencing and high hedging, that leads to the front resin driveway where you can park two or three vehicles. This is bordered by a large wraparound artificial lawn with raised shrub beds and leads up steps to the covered porch and the very wide front door.

Both inside and outside the house is designed for the most discerning of owners with leisure and pleasure in mind as well as style, luxury, warmth and comfort. This is ably illustrated from the moment you step inside and see the impressive double height reception hall with its plethora of picture windows providing plenty of natural light and stunning light feature hanging down from the high ceiling. It also includes a unique feature brick wall, poured concrete flooring and underfloor heating that flows throughout the ground floor and a bespoke central oak and glass staircase leading to the first floor internal glass balcony overlooking the hall. Off the hall there is a charming cinema room where you can enjoy all the latest TV shows and movies with friends and family while on the other side is a well-equipped study with bespoke shelving and a built in desk. Being just inside the front door and adjacent to a ground floor cloakroom it is ideal for anyone working from home as business visitors do not need to venture into the private areas of the home.

There is also a large storage cupboard and a charming snug with bespoke cupboards housing the technical control systems and a delightful bar, where you can relax with a book or just spend some quiet 'alone time.' It also has glazed double doors that open into the 'piece de resistance' – the vast, light and bright open plan living space. This is also accessed directly from the hall and includes virtually an entire wall of very wide sliding patio doors to the rear terrace, kitchen/breakfast and dining areas as well as a delightful sitting area with a modern, double aspect raised log burner and feature wood panelling. The fire provides a cosy ambience on a winter's evening while you feel you are bringing the outside indoors when the patio doors are open on a warm summer's day. The kitchen includes a peninsular breakfast bar, modern black units with hard wearing composite worktops housing a Smeg induction hob with a wok burner, three Siemens ovens and a plate warmer as well as an integrated fridge, freezer and dishwasher while the adjacent fitted utility room has stand-alone laundry facilities.

Upstairs the galleried landing leads to the exquisite Jack and Jill family bathroom with a trendy stand-alone oval bath, a double shower and a pair of modern vanity basins and five bedrooms with wood flooring and underfloor heating that all have access to glass-fronted balconies with views either over the superb garden or offering sea glimpses. The smallest bedroom can accommodate two single beds end-to-end while the others include an amazing 'family' room with a built in double bed and additional pull out double mattress and steps up to a pair of bespoke bunk beds as well as an en suite shower room. There is also a light and bright guest suite with full height corner windows and an en suite shower, another double with en suite facilities and the first bedroom with vast picture windows and a door to the balcony, an impressive walk-in wardrobe surrounded by bespoke built in cupboards and a vanity unit that has direct access to the Jack and Jill bathroom.

While the amazing garden and outdoor space was designed by the owners, they were ably assisted with the plantings by multi award-winning designer Amanda Buckland of Greencube Design and their combined expertise can be seen wherever you look. There is a vast terrace that spans the width of the property and various different areas you can enjoy depending on the weather and your mood. The attractive tiled barbeque area with additional cooking facilities is just the place for a bit of al fresco dining while the Renson aluminium pergola seating area is an ideal spot to relax and, with its automatic opening and closing top, it allows for a bit of sunbathing or provides shade or protection from the elements if it rains.

A decked terrace under the specimen Holm oak tree offers somewhere for a quiet read while steps lead to the upper garden with its artificial grass areas, a trendy black wall and gate to the secondary carpark and a beautiful decked terrace that includes decking over the exercise swimming pool for when it is not in use. There is also a shower room and changing room with a raft of storage cupboards including the pool equipment and, if you are feeling energetic, there is a delightful games room with a wall of patio doors opening onto the upper garden. It backs onto the double garage with automatic garage doors that open onto the secondary resin parking area with automated pop up bollards providing security and where you can accommodate about four cars.















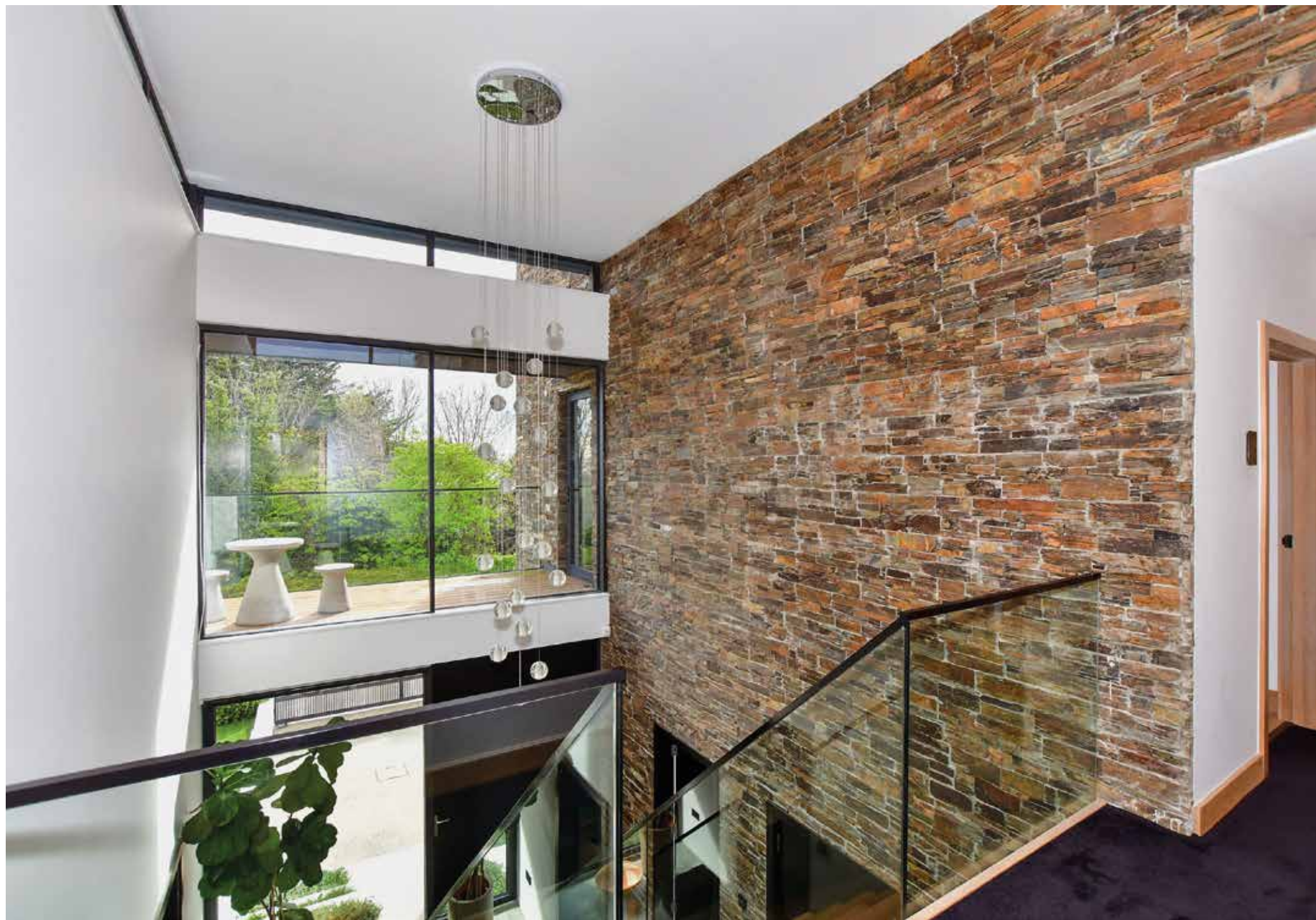
Seller Insight

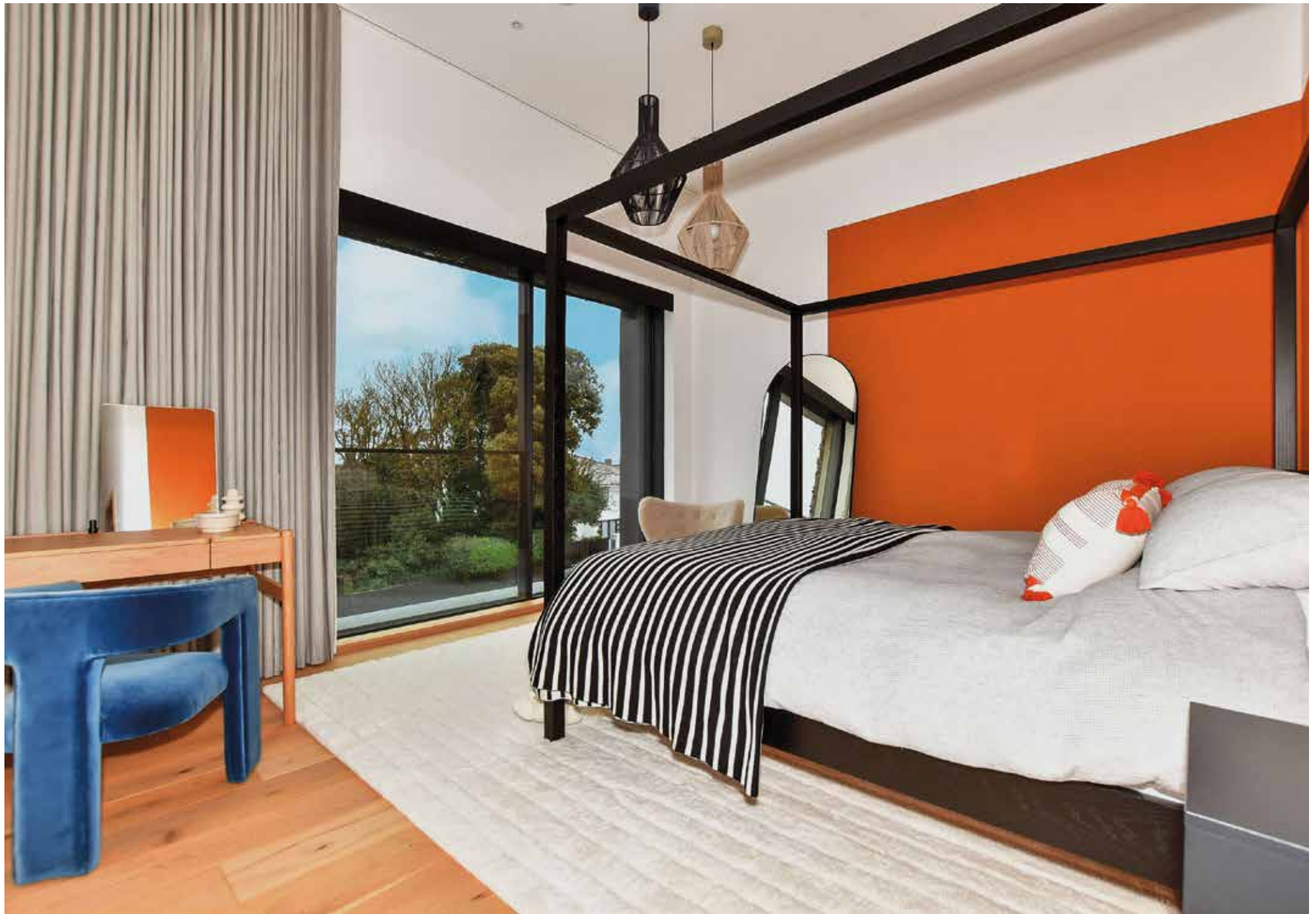
“ We were very fortunate to come across the property when it was in the process of being built so we were able to choose many of the internal fixtures and fittings as well as design the garden to provide everything we needed for our family and also to be able to enjoy entertaining. Not only has it been designed both inside and out to be a wonderful family home we also wanted it to be very easy to look after and include modern technical aspects. The house has remote controlled electric blinds, a state-of-the-art Sonos sound system in all the rooms, sensor and remote controlled lighting, very high speed internet and WiFi as well as a Savant home management system so everything can be controlled from your home or remotely, while Andersen electric car charging points are available in both the front and rear carpark areas.

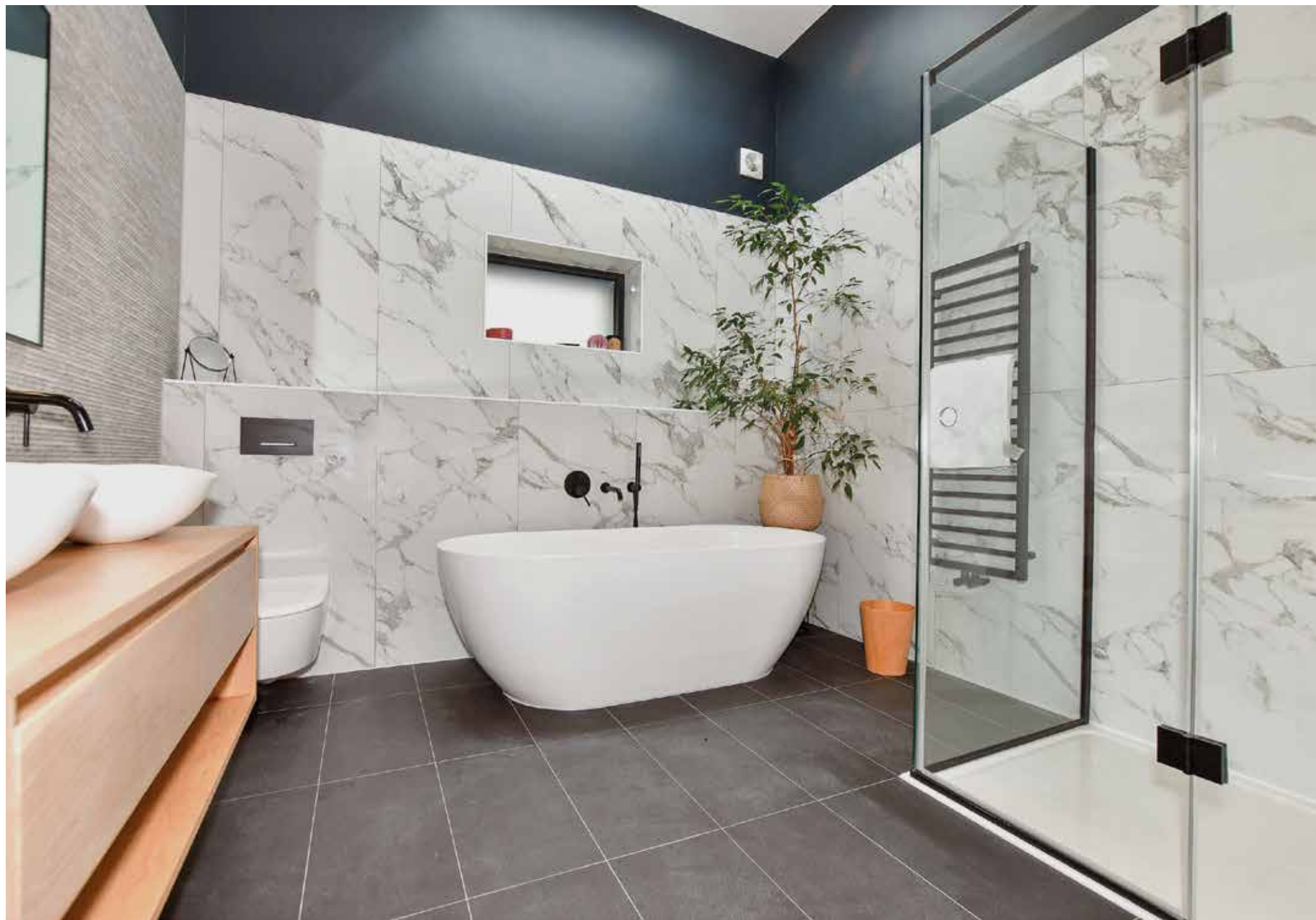
We really love the house and Broadstairs but our requirements have changed so we hope new owners will be able to enjoy everything this fabulous contemporary home has to offer. North Foreland is a quiet, peaceful and safe area with entry bollards and CCTV but is not far to the town centre. As the property forms part of the North Foreland Estate, we are key holders to its private beach that is accessed via steps and a padlocked tunnel leading through the cliffs. It is the same tunnel that inspired John Buchan to write the 39 steps during his own stay at North Foreland. It is very quiet yet we are only a short distance from the centre of town, while the renowned North Foreland golf course is on our doorstep for golfing enthusiasts and there are also sailing, squash, tennis, cricket and rugby clubs for sport aficionados. As well as our 'private' beach, there is also Joss Bay with its surf school and Stone Bay that leads through to the ever popular Viking Bay, so the house is ideal for families who want to enjoy sandy beaches, swimming, canoeing and surfing in the summer or a bracing walk with the dog in the winter.

The town centre is charming with a wide variety of individual shops, bars and restaurants as well as a cinema and annual events such as Folk Week, the Dickens Festival and the Food Fair. Another advantage of Broadstairs is that it includes some very good private, primary and grammar schools while the station can whisk you to London on the high speed train in under an hour and a half and we are not too far from Dover or the Channel Tunnel if you want to pop across to France for the day. While, for a bit of retail therapy, there is the nearby Westwood Cross shopping centre as well as a casino and the Vue cinema complex.*

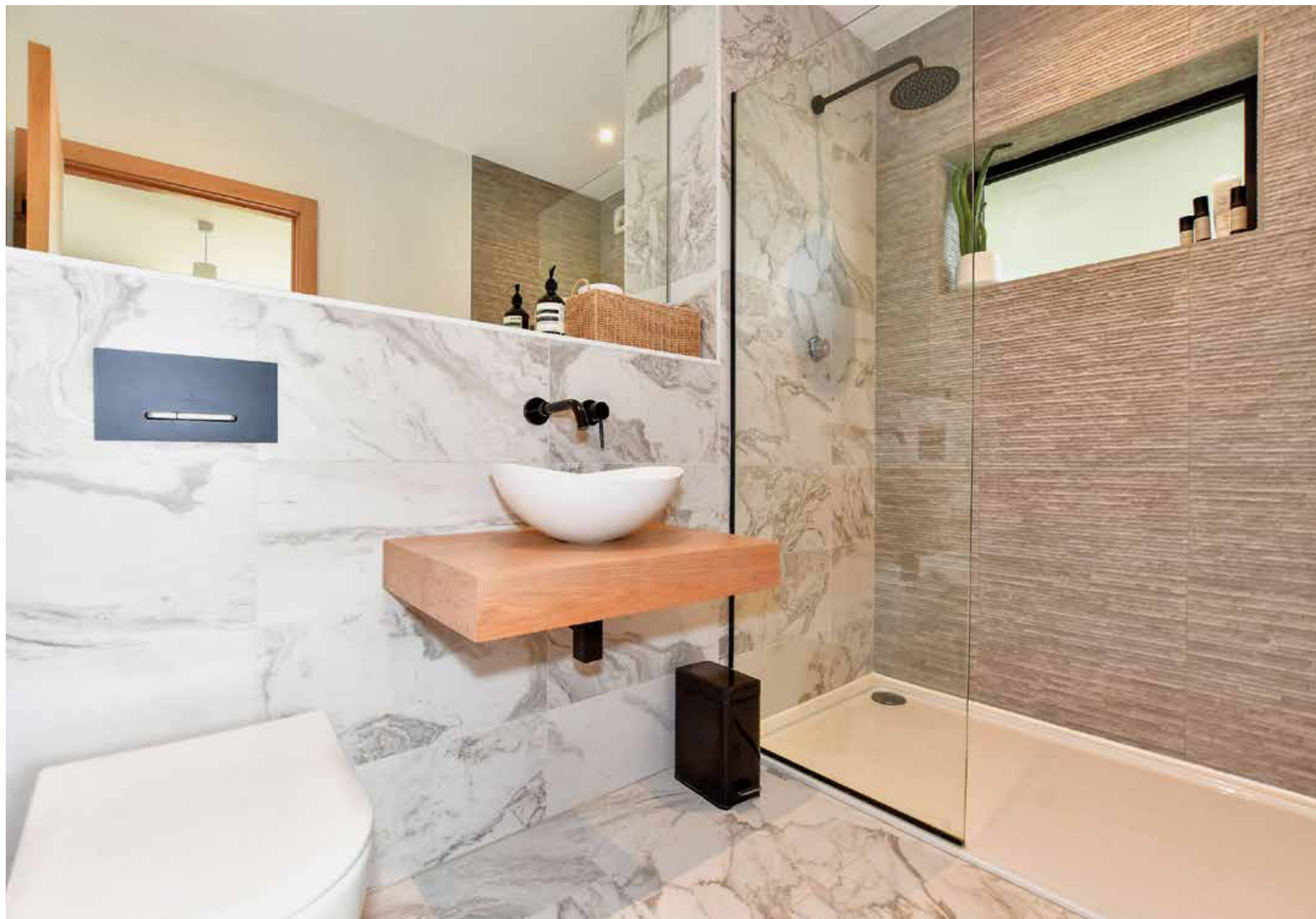
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















Travel Information		Healthcare		Entertainment	
By Road		St. Peter's Surgery		Surf School Joss Bay	
Broadstairs Station	1.3 miles	Broadstairs Medical Practice	01843 608860	North Foreland Golf Club	01843 868171
Channel Tunnel	29.5 miles	Mocketts Wood Surgery	01843 608836	Thanet Wanderers RUFC	01843 862140
Dover Docks	23.1 miles	QEQM Hospital	01843 862996	Broadstairs and St. Peter's Bowls Club	01843 868857
Gatwick Airport	85.2 miles		01843 225544	Broadstairs and St. Peter's Tennis Club	01843 861293
Canterbury	19.4 miles	Education		Royal Temple Yacht Club, Ramsgate	01843 863900
Charing Cross	80.3 miles			Broadstairs Sailing Club	01843 591766
By Train from Broadstairs		Primary Schools:		Broadstairs Squash Club	01843 861373
High-Speed St. Pancras	1hr 22 mins	Callis Grange Nursery and Infant	01843 862531		01843 865484
Charing Cross	1hr 56 mins	St. Peter's Primary	01843 861430	Local Attractions/Landmarks	
Victoria	1hr 48 mins	St. Joseph's Primary	01843 861738		
Canterbury West	25 mins	Upton Junior	01843 861393		
Ashford International	42 mins	Wellesley Haddon Dene	01843 862991		
		St. Lawrence Junior	01843 572900		
		Secondary Schools:			
Leisure Clubs & Facilities		Charles Dickens	01843 862988	Crampton Tower	01843 871133
Surf School Joss Bay	01843 868171	St. George's	01843 609000	Dickens House Museum	01843 861232
North Foreland Golf Club	01843 862140	Dane Court Grammar	01843 864941	Quex Park	01843 841119
Thanet Wanderers RUFC	01843 868857	Chatham and Clarendon Grammar	01843 591075	Lilliput Mini Golf	01843 861500
Broadstairs and St. Peter's Bowls Club	01843 861293	St. Lawrence Senior	01843 572900	Turner Contemporary	01843 233000
Broadstairs and St. Peter's Tennis Club	01843 863900			Spitfire and Hurricane Museum	01843 821940
Royal Temple Yacht Club, Ramsgate	01843 591766			Hornby Visitor Centre	01843 233524
Broadstairs Sailing Club	01843 861373			Westwood Cross Shopping Centre	
Broadstairs Squash Club	01843 865484				



Ground Floor

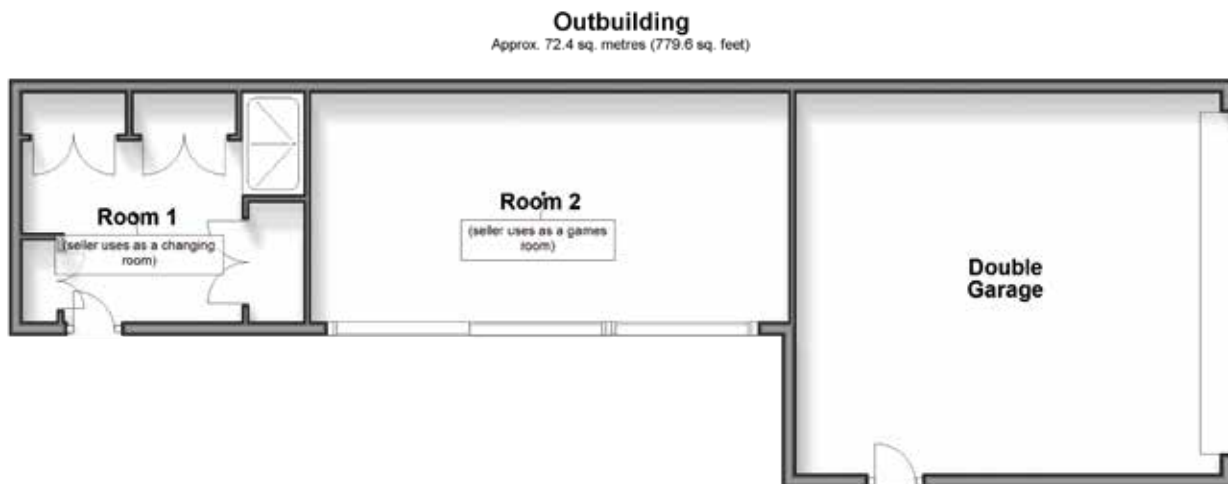
Approx. 143.0 sq. metres (1539.3 sq. feet)



First Floor

Approx. 143.0 sq. metres (1539.2 sq. feet)





Council Tax Band: G
Tenure: Freehold
£2,500,000



GROUND FLOOR

Reception Hall	
Study	12'7 x 9'2 (3.84m x 2.80m)
Cinema Room	15'4 x 11'9 (4.68m x 3.58m)
Cloakroom	
Kitchen/Dining/Family Room	42'6 x 17'7 (12.96m x 5.36m)
Utility Room	
Snug	15'2 x 8'9 (4.63m x 2.67m)

LOWER GROUND FLOOR

Plant Room	34'11 maximum x 18'5 maximum (10.65m x 5.62m)
Cinema	25'0 x 24'10 (7.63m x 7.57m)

FIRST FLOOR

Galleried Landing	
Bedroom 1	15'4 x 12'4 (4.68m x 3.76m)
Walk In Wardrobe	
En Suite Bath/Shower Room	
Bedroom 3	15'4 x 9'9 (4.68m x 2.97m)
En Suite Shower Room	
Balcony	
Bedroom 5	14'3 x 7'11 (4.35m x 2.41m)
Bedroom 4	13'0 x 10'8 (3.97m x 3.25m)
En Suite Shower Room	
Balcony	
Bedroom 2	12'11 x 11'0 (3.94m x 3.36m)
En Suite Shower Room	
Balcony	

OUTSIDE

Rear Garden
Outdoor Kitchen
Heated Swimming Pool
Gated Driveway

OUTBUILDING

Room 2 (currently a Games Room)	22'10 x 11'0 (6.96m x 3.36m)
Room 1 (currently a Changing Room)	
Shower	
Store	
Double Garage	20'4 x 17'10 (6.20m x 5.44m)



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

