



13 Medina Avenue
Whitstable | Kent | CT5 4EN

FINE & COUNTRY





Step inside

13 Medina Avenue

Tucked away at the end of a quiet and peaceful private road is this beautifully renovated five bedroom family home with impressive extensions designed by Spacemaker Architects of Ashford and featured on their website. It is less than a minute from the seafront and approached through double gates that open onto a gravel driveway where you can park up to four cars and includes two large cedar clad storage buildings large enough to accommodate bikes and a couple of kayaks. The drive has direct access to the property through what was originally the back door that leads to a lobby and the ground floor accommodation.

No detail has been overlooked and no expense has been spared in updating and expanding this delightful property with high end fixtures and fittings including oak doors and limestone flooring and nowhere is this better illustrated than when you walk into the stunning light and bright dual aspect living space with the limestone floor tiles and underfloor heating that flows through to the hall and study. This area is where the family spend much of their time and it incorporates a family area with three bi-fold doors to the wraparound decked terrace, a delightful dining area with skylights and extremely wide sliding patio doors with automatic blinds that also open onto the terrace, as well as the bespoke kitchen designed by City Kitchens of Canterbury.

The kitchen includes a vast central island/breakfast bar with an induction hob and contemporary extractor concealed in the ceiling and modern units with hard wearing Corian worktops housing a 'hide and slide' built in Neff oven, a combi microwave and warming drawer as well as an integrated fridge freezer, dishwasher, Quooker tap and a large walk-in larder. There is also a nearby fitted utility room with laundry facilities, a fridge freezer and a second dishwasher as well as a downstairs cloakroom. A door from the family area opens into a charming dual aspect study with views over the garden and there is also a large south-facing play/music room, access to the original front door and the hallway that includes a store cupboard, stairs to the first floor and a door to the elegant and well-proportioned dual aspect sitting room which is ideal if you want a quiet read or for entertaining guests.

On the first floor there is a good sized L-shaped galleried landing that leads to the delightful family bathroom that incorporates a bath with a contemporary foldaway shower curtain and a vanity basin as well as four double bedrooms. There is a dual aspect guest room with an en suite shower, a south facing double and another with dual aspect and sea views and the fourth that is currently in use as an office. This has French doors to a delightful balcony where you can sit and enjoy a cup of coffee or a nightcap revelling in the views across to the sea. While on the second floor there is an impressive, light and bright main bedroom with skylights and windows on every side, a seating area and French doors to a Juliette balcony offering superb views as far as Sheppey and the Isle of Grain. It also includes built in wardrobes, a dual aspect en suite with a vast shower and a large vanity basin.

The easy-to-manage and secluded garden has been designed by Fuscia Green Garden Design and includes the wraparound composite and hard wearing decked terrace. There is a cedar wall behind the impressive aluminium pergola covered seating area which has an automatic opening and closing top and is an ideal spot to relax and enjoy al fresco dining. The whole garden is surrounded by close board fencing with a gate to the driveway and shrub borders and includes a lawn, raised vegetable beds and a greenhouse as well as an impressive apple tree. There is also a cedar clad gym and store facility that would also make an excellent sauna or this building could always be converted into an office.





Seller Insight

“ We moved here about 10 years ago as the location is fantastic. It is very quiet and peaceful but we can be on the beach in four minutes. There is a good primary school close by and we can even walk into Whitstable town centre along the seafront. We were delighted to have the opportunity to renovate and extend the property to become the superb family home you see today. We redesigned it to be our ‘forever’ home and we are only moving as we have the opportunity to work in the United States.

Whitstable is a charming town with its seafront, historic harbour, a wonderful mix of individual shops, bars, cafes and restaurants as well as a mainline station where the high speed train can take you to St Pancras in an hour and 15 minutes. For golfing enthusiasts there is the Whitstable and Seasalter golf club that also includes 10 pin bowling, an indoor and outdoor bowls club, tennis and water sports and if you want more choice there is also the Chestfield Golf club, while sailors can join the Whitstable Yacht Club or the Tankerton Sailing Club.

Canterbury is not far away and is a wonderful city with a wide variety of historic buildings, high street stores and individual shops as well as numerous restaurants, bars and two cinemas, plus the Marlowe and Gulbenkian theatres and two stations including Canterbury West servicing the high speed train to St Pancras. There are also excellent grammar and private schools, three universities and a further education college and plenty of opportunities for sporting enthusiasts with the Kent cricket ground as well as a golf club, sports club and swimming pool.**

* 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:
 Whitstable station 1.6 miles
 Canterbury 7.0 miles
 Dover Docks 25.4 miles
 Channel Tunnel 24.8 miles
 Gatwick Airport 64.7 miles
 Charing Cross 60.7 miles

By Train from Whitstable
 High-Speed St. Pancras 1hr 15 mins
 Canterbury 31 mins
 London Charing Cross 1 hr 40 mins
 London Victoria 1hr 41 mins
 Ashford 1hr 32 mins
 Canterbury West to St Pancras 54 mins

Healthcare

Whitstable Medical Centre 01227 795130
 Estuary View Medical Centre 01227 284300
 Kent and Canterbury Hospital 01227 766877

Leisure Clubs & Facilities

Whitstable and Seasalter Golf Club 01227 272020
 Whitstable Yacht Club 01227 272942
 Chestfield Golf Club 01227 794411
 Whitstable Sports Centre 01227 274394
 Whitstable Swimming pool 01227 772422

Education

Primary Schools:

Joy Lane Primary 01227 261430
 St Mary's Catholic Primary 01227 272692
 Swalecliffe Community Primary 01227 272101
 Kings Junior 01227 714000
 St Edmunds Junior 01227 475000
 Kent College Junior 01227 762436

Secondary Schools:

Simon Langton Grammar (Boys) 01227 463567
 Simon Langton Grammar (Girls) 01227 463711
 Barton Court Grammar 01227 464600
 Kings School 01227 595501
 Kent College 01227 475000
 St Edmunds 01227 783231

Entertainment

Marlowe Theatre 01227 787787
 Gulbenkin Theatre 01227 769075
 Abode Hotel 01227 766266
 Fordwich Arms 01227 286690
 Sportsman Seasalter 01227 273370
 East Coast Dining Room 01227 281180
 Wheelers Oyster Bar 01227273311

Local Attractions/Landmarks

Whitstable Harbour
 Tankerton Slopes
 Druid Stone Park
 Wildwood Park
 Whitstable Castle and gardens
 Canterbury Cathedral
 Canterbury Tales



GROUND FLOOR

Entrance Hall	
Sitting Room	13'1 x 12'0 (3.99m x 3.66m)
Boot Room	
Cloakroom	
Utility Room	
Kitchen/Dining Area	23'2 (7.07m) x 16'0 (4.88m) narrowing to 15'4 (4.68m)
Family Area	13'1 x 8'3 (3.99m x 2.52m)
Study	8'3 x 7'8 (2.52m x 2.34m)
Play/Music Room	12'2 x 12'0 (3.71m x 3.66m)

FIRST FLOOR

Landing	
Bedroom 5/Office	13'5 x 8'0 (4.09m x 2.44m)
Roof Terrace	14'1 x 7'9 (4.30m x 2.36m)
Bedroom 3	13'1 x 12'0 (3.99m x 3.66m)
Bedroom 4	12'1 x 12'0 (3.69m x 3.66m)
Bedroom 2	13'9 x 9'7 (4.19m x 2.92m)
En Suite Shower Room	
Family Bathroom	9'4 x 7'0 (2.85m x 2.14m)

SECOND FLOOR

Main Bedroom	34'7 (10.55m) x 15'1 (4.60m) narrowing to 5'1 (1.55m)
En Suite Shower Room	

OUTBUILDING

Gym	12'9 (3.89m) narrowing to 8'4 (2.54m) x 11'2 (3.41m)
Store	10'7 (3.23m) narrowing to 6'9 (2.06m) x 10'4 (3.15m)

OUTSIDE

Rear Garden
Covered BBQ Terrace
Front Garden
Gated Driveway

£ 1,100,000 Council Tax Band: E
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 13.06.2024





Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

