



20 Winterstoke Crescent  
Ramsgate | Kent | CT11 8AH

FINE & COUNTRY



# Step inside

## 20 Winterstoke Crescent

Just a minute's walk from the seafront and the George VI Memorial Park in a quiet area on the outskirts of Ramsgate and Broadstairs is this impressive detached residence, with its origins in the Art Deco period of the 1920s/30s. It is set back from the road in an elevated position providing delightful sea views and has been beautifully extended and modernised over the years to become a veritable Tardis of a property, while still retaining attractive original features that provide such a charming character. Internally these include spacious rooms with lofty ceilings, wall panelling, picture rails, fireplaces, stained glass windows while, with its high chimneystack, front balconies and bay windows, it also has delightful external appeal. The property has been modernised with leisure and pleasure in mind and is ideal for anyone with a large and/or extended family who want to enjoy everything this lovely home has to offer. However, because of its seaside position, it could also provide excellent bed and breakfast or air b and b opportunities as well as a place for those who want to run their own business from home and need the office and/or studio space.

There is block paved off road parking for two cars and a vast under croft garage with automatic garage doors and space for up to four cars, while external pedestrian access is via a pathway flanked by the front lawn and shrub borders. A wraparound conservatory style porch is large enough for a couple of chairs, so you can sit and admire the views and it provides access to the gorgeous period oak front door which opens into the awe-inspiring reception hall. Wherever you look there is something to admire, whether it is the oak wall panelling, the impressive oak staircase with half height wall panelling and a large understairs storage cupboard, the pattern beamed ceiling, the arch shaped diamond pane windows or the tiled fireplace with a wood surround. Not to mention a downstairs cloakroom that includes an original leaded light window and is concealed behind the wall panelling!

The hall leads to a charming sitting room with period features and an open fire as well as to the fabulous dual aspect L-shaped dining area and kitchen in the substantial extension. Guests will thoroughly enjoy sitting down to a meal in the light and bright dining area that includes a large bay window with views over the rear garden and French doors to a side terrace as well as a wide archway and Kardean flooring that flows through to the kitchen, providing a delightful open plan feel. For anyone who enjoys cooking and catering for friends and family the kitchen facilities are second-to-none. There is an inset range cooker and a wide selection of storage units with granite worktops housing two slide and hide built in ovens including a steam oven, a combi microwave and plate warmer as well as an integrated fridge and dishwasher. In addition, you will find a peninsular breakfast bar and a separate island incorporating two wine coolers while the large adjoining breakfast room includes an American fridge freezer.

This area also has access to the adjacent utility room and another cloakroom as well as stairs down to the garage so, on a wet day, you can bring the shopping in without getting soaked. There are also bi-fold doors to the secluded lower rear garden where you will find a hot tub on artificial grass and double multi-pane oak framed doors that open into the spacious dual aspect lounge. This has a large bay window and is an ideal spot to watch those ever popular films and sporting events.

Part way up the stairs is a tall original stained glass window providing plenty of natural light while the landing includes storage cupboards and leads to the older part of the house. This includes two large double bedrooms and two further large rooms with one currently in use as a dual aspect study with access to a wraparound balcony and great sea views and the other is a well-equipped gym. One of the bedrooms has a bay window, excellent views, an en suite shower and access to the main balcony and the other also has a bay window with a curved banquette seat with storage cupboards underneath. While in the modern extension there is the family bathroom with a bath and separate shower, an adjacent double bedroom overlooking the garden and a vast guest suite with a double shower room and French doors to a Juliette balcony offering excellent sea views. The whole of the top floor has become a spectacular dual aspect main bedroom with automatic Velux window balconies providing panoramic views across to Deal and you can even see France on a clear day. It includes a partially vaulted ceiling and eaves storage as well as a dressing area and a spacious en suite with a shower and a double ended contemporary bath where you can lie and look up at the stars through the Velux window.

More surprises will greet you as you venture out into the attractive rear garden that is surrounded by close board fencing and high hedging providing privacy and security. As well as the hot tub area there is a sheltered patio with an automatic awning for al fresco dining, two charming fishponds and steps over a mini bridge up to lawned areas and a terrace with a charming olive tree where you can relax in the sunshine as well as access to the 'piece de resistance', the fabulous fully insulated cedar clad games room with bar. This has six bi-fold doors that open onto decking and, when these are open, you really feel you are bringing the outdoors inside. There is a seating area, a beautifully constructed bar and heavy duty flooring with a games area large enough for a pool table. Alternatively, this could always become an annexe or an office/studio if you want to work from home and have business facilities away from the house.

















# Seller Insight

“ We have had the delight of owning this lovely home since 1998 and it has been a wonderful place for the family as the position is excellent being near the seafront and the park as well as having easy access to great schools including nearby Holy Trinity Primary rated Outstanding by Ofsted. We thoroughly enjoyed extending the property to create a delightful mix of old and new with part of it remaining as the original Art Deco style property but building the new part to provide everything needed for modern day living. However, we feel it is now time to downsize and start a new chapter in our lives.

It is always a pleasure to look across the water to France and even see the twinkling lights of Calais on a clear night or watch the boats and ships sail past from numerous windows throughout the house. If you enjoy walking or cycling you can go along the upper promenade into the town centre or to the Royal Harbour and marina and stop off for a coffee, drink or a meal at one of the many cafes, bars and restaurants lining Harbour Parade, or take a short walk onwards to Broadstairs. Alternatively, you can take the dogs for a brisk walk in the picturesque George VI park where they can exercise to their hearts' content and the park even goes round to Dumpton Gap with its excellent cafe and sandy beach that is dog friendly all year round.

You can also stroll along to the Granville Theatre and see live theatrical events while the town includes individual shops and high street stores as well as bars and restaurants while, for commuters, the high speed trains from the station can whisk you to London in about an hour and a quarter. For older children there is the excellent Chatham House and Clarendon or Dane Park grammar schools as well as St Lawrence College and, for younger members of the family, in addition to the popular Holy Trinity primary school, there are also prep schools such as Wellesley Haddon Dene and St Lawrence Junior school not far away.

For sporting aficionados there are a number of nearby golf clubs, sailors can enjoy heading out to sea from the Marina and become a member of the Royal Temple Yacht Club while other clubs in the town include football, cricket, bowls and even croquet and there is also the Ramsgate Leisure Centre with its swimming pool 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

By Road:	
Ramsgate Station	1.2 miles
Dover Docks	21.4 miles
Gatwick Airport	84.5 miles
Channel Tunnel	27.7miles
Charing Cross	79.6 miles
Canterbury	18.7miles

### By Train from Walmer

High-Speed St. Pancras	1hr 16mins
High Speed Ashford International	36 mins
London Charing Cross	1 hr 54 mins
London Victoria	1hr 40mins

### Healthcare

East Cliff Practice	01843 855800
The Grange Practice	01843 572740
Dr Adam Akyd & Partners	01843 595951
Dr M D Cardwell	0300 0427007
QEQM Hospital, Margate	01843 225544

### Leisure Clubs & Facilities

St Augustine Golf Club	01843 590333
Stonelees Golf Centre	01843 823133
Manston Golf Centre	01843 590005
Ramsgate Bowls Club	01843 594940
Ramsgate Croquet Club	01843 588878
Royal Temple Yacht Club	01843 591766
Ramsgate Leisure Centre	03333 660661

### Education

Primary Schools:	
Holy Trinity Primary	01843 860744
Newlands Primary	01843 593086
Chilton Primary	01843 597695
Wellesley Hadden Dene	01843 862991
St. Lawrence Junior	01843 587666

### Secondary Schools:

Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

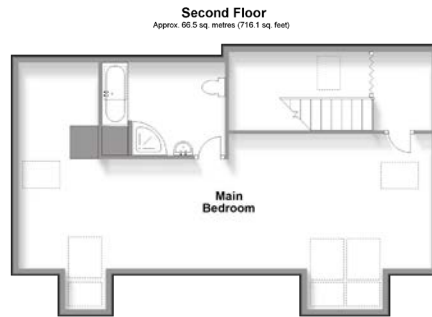
### Entertainment

Granville Theatre, Ramsgate	01843 591750
San Clu	01843 592345
Vue Cinema Complex and Casino	01843 579999
Winter Gardens Theatre, Margate	01843 292795
Sarah Thorne Theatre, Broadstairs	01843 863701
Bon Appetit	01843 852750
La Magnolia	01843 580477

### Local Attractions/Landmarks

King George VI Memorial Park	
Royal Harbour and Marina	
Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery, Margate	01843 233000
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	
Pegwell Nature Reserve	





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F  
Tenure: Freehold

£ 1,200,000

**UPPER GROUND FLOOR**

Porch	
Reception Hall	11'11 x 11'6 (3.63m x 3.51m)
Cloakroom	
Sitting Room	16'11 into bay x 14'1 (5.16m x 4.30m)
Dining Area	15'1 x 12'0 (4.60m x 3.66m)
Kitchen	23'7 x 11'0 (7.19m x 3.36m)
Breakfast Room	16'10 x 8'2 (5.13m x 2.49m)
Utility Room	6'9 x 6'0 (2.06m x 1.83m)
Separate Toilet	
Lounge	22'5 x 14'8 (6.84m x 4.47m)

**LOWER GROUND FLOOR**

Double Garage	31'3 x 13'7 (9.53m x 4.14m)
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**FIRST FLOOR**

Landing	
Bedroom 3	17'10 x 14'0 (5.44m x 4.27m)
En Suite Shower Room	
Study	12'0 x 11'0 (3.66m x 3.36m)
Bedroom 5	11'0 x 10'1 (3.36m x 3.08m)
Gym	12'7 x 10'1 (3.84m x 3.08m)
Bedroom 4	14'11 x 10'0 (4.55m x 3.05m)
Bathroom	9'8 x 6'8 (2.95m x 2.03m)
Bedroom 2	18'7 x 14'9 (5.67m x 4.50m)
En Suite Shower Room	

**SECOND FLOOR**

Landing	
Main Bedroom	36'2 (11.03m) x 18'4 (5.59m) narrowing to 11'9 (3.58m)
En Suite Bath/Shower Room	

**OUTBUILDING**

Games Room/Garden Lodge	22'2 maximum x 20'0 maximum (6.76m x 6.10m)
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**OUTSIDE**

Rear Garden
Front Garden
Driveway



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. 25977969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 11.07.2024







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