



Olive Lodge
6 Percy Avenue | Broadstairs | Kent | CT10 3LB

FINE & COUNTRY



Step inside

Olive Lodge

Tucked away behind Percy Avenue and approached via a small cul-de-sac is this very individual detached residence created by the owners about four years ago. The design was influenced by the French barn style with mellow brickwork and curved terracotta coloured roof tiles. There is a double garage and off street parking for up to four cars and an attractive wrought iron gate entrance. This leads past the garage down an Indian sandstone path bordered by gravel and shrub borders to the charming oak framed porch with a glass roof and the beautiful bespoke studded oak front door.

This opens into a hall with a guest cloakroom and through to the awe-inspiring double height, open plan living space with its vaulted ceiling, terracotta floor tiles with underfloor heating, Velux windows and four bi-fold doors to the rear garden that give a wonderful feeling of 'indoor outdoor living'. There is also an oak staircase to a mezzanine office with plenty of eaves storage.

The free standing units in the kitchen area continue the French style and include storage shelving and marble topped units, space for a range cooker and a butler sink while the adjacent utility room has plumbing for additional appliances with additional facilities at the end of the garage. There is a large dining area where eight or ten guests can happily sit down to a meal, while the spacious living area includes underfloor heating and a lovely brick fireplace with a gas log burner that keeps the room very warm and where you can cosy up to on a cold winter's evening. This area also includes bi-fold doors to a gorgeous family room that is just the place to go for a quiet read. It has a pine ceiling, feature brick walls and French doors to a private patio with shrub borders and a gate to the front of the property.

From the living room there is door access to a corridor with solid oak flooring that flows through to all the three double bedrooms. These include one with dual aspect and a wet room style en suite shower, another with a Jack and Jill bathroom with a wet room style shower and a lovely stand-alone slipper bath that leads into the dual aspect first bedroom. This impressive room has a high vaulted ceiling, a walk-in wardrobe and four bi-fold doors to a personal, semi-covered patio where you can happily sip your morning coffee without being disturbed.

The property is surrounded by trees and shrubs that provide privacy and security as well as a wraparound gravel path, four distinct Indian sandstone patio areas and a terrace for private sunbathing as well as a veranda at the rear of the property that provides partial cover to the rear patios where you can enjoy al fresco dining. There are also steps up to a self-contained summerhouse with solid wood flooring and wood covered walls and ceiling. It includes lighting and heating so could make an excellent office if you want to work from home without being disturbed.





Seller Insight

“ We built this house ourselves and thoroughly enjoyed creating this very special place. We had a house in France for more than 30 years so loved the idea of using our experience of French properties in the design of this lovely home. However we feel it is now time to move nearer our daughter and pass the baton on to new owners, who might also want to develop the wood clad garage. This has very strong foundations, a fiberglass roof, is well insulated and includes electrics, lighting and water so could always be converted into an annex, subject to the appropriate permissions.

The house is very secure as there are CCTV cameras and, as it is in such a private location, hardly anyone actually knows it is here. The garden also provides added security as the site is surrounded by trees and shrubs but both the house and the garden are very easy to manage so this special property could always become an excellent and unusual holiday home and weekend retreat. Particularly as we are only a couple of minutes' drive or a short stroll to the clifftops at the beautiful blue flag Botany Bay.

We are not far from the North Foreland Golf club for golfing aficionados and if you want a drink or a meal without having to take the car out there is the Botany Bay hotel or the Captain Digby restaurant. A regular bus service takes you around Thanet on the Loop and there is a useful convenience store nearby. Broadstairs town centre is only a five minute drive with its mainline high speed rail service where trains can whisk you to St Pancras in under an hour and a half, a wide variety of individual shops, bars and restaurants and a number of annual events such as Folk Week, the Dickens Festival and the Food Fair. There are also excellent education facilities with Outstanding primary and grammar schools as well as first class private schools in the area.*

* 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:
 Broadstairs Station 2.1 miles
 Channel Tunnel 31.1 miles
 Dover Docks 23.3 miles
 Canterbury 18.3 miles
 Charing Cross 81.4 miles
 Gatwick Airport 83.0 miles

By Train from Broadstairs:
 High-Speed St. Pancras 1hr 22 mins
 Charing Cross 1hr 56 mins
 Victoria 1hr 48 mins
 Canterbury West 25 mins
 Ashford International 42 mins

Leisure Clubs & Facilities

Surf School Joss Bay 01843 868171
 North Foreland Golf Club 01843 862140
 Thanet Wanderers RUFC 01843 868857
 Broadstairs and St. Peter's Bowls Club 018143 861293
 Broadstairs and St. Peter's Tennis Club

Healthcare

St. Peter's Surgery
 Mocketts Wood Surgery
 Broadway Medical Practice
 QEQM Hospital

Education

Primary Schools:

Callis Grange Nursery and Infant
 St. Peter's Primary
 St. Joseph's Primary
 Upton Junior
 Wellesley Hadden Dene
 St. Lawrence Junior
 St George's Primary

Secondary Schools:

Charles Dickens
 St. George's
 Dane Court Grammar
 Chatham and Clarendon Grammar
 St. Lawrence Senior

01843 608860
 01843 862996
 01843 608836
 01843 225544

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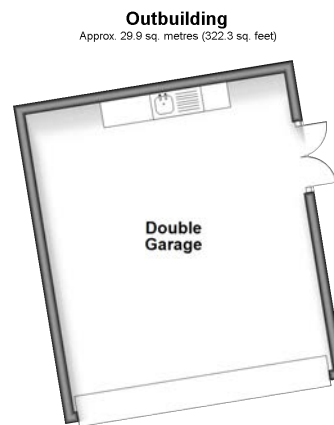
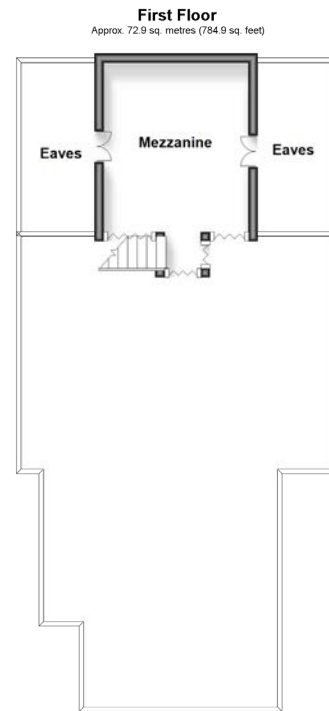
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Entertainment

Sarah Thorne Theatre, Broadstairs 01843 863701
 Granville Theatre, Ramsgate 01843 591750
 Vue Cinema Complex 0871 2240240
 Palace Cinema 01843 865726
 Tartar Frigate Restaurant 01843 862013
 Botany Bay Hotel 01843 868641
 Captain Digby 01843 867764
 Wyatt and Jones 01843 865126

Local Attractions/Landmarks

Crampton Tower 01843 871133
 Dickens House Museum 01843 861232
 Quex Park 01843 841119
 Lilliput Mini Golf 01843 861500
 Turner Contemporary 01843 233000
 Spitfire and Hurricane Museum 01843 821940
 Hornby Visitor Centre, Westwood 01843 233524
 Shell Grotto, Margate 01843 220008
 Dreamland



GROUND FLOOR

Vestibule	
Living Area	22'9 x 17'0 (6.94m x 5.19m)
Dining Area	16'9 x 9'2 (5.11m x 2.80m)
Kitchen	14'3 x 7'1 (4.35m x 2.16m)
Pantry	
Family Room	16'3 x 9'10 (4.96m x 3.00m)
Inner Hall	
Bedroom 2	14'11 x 14'4 (4.55m x 4.37m)
En Suite	
Bedroom 3	14'3 x 9'10 (4.35m x 3.00m)
Jack & Jill Bathroom	10'5 x 9'10 (3.18m x 3.00m)
Bedroom 1	15'1 x 11'5 (4.60m x 3.48m)
Walk In Wardrobe	

FIRST FLOOR

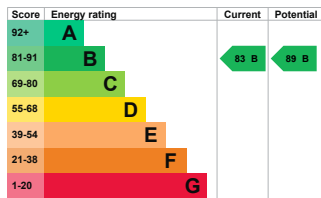
Mezzanine/Study	12'1 x 9'10 (3.69m x 3.00m)
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OUTSIDE

Wraparound Garden
Summer House
Driveway

OUTBUILDING

Double Garage	19'0 x 16'2 (5.80m x 4.93m)
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Guide price £750,000

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 08.08.2024





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