



Oak Tree House

The Paddocks | Collards Close | Monkton | Ramsgate | Kent | CT12 4JZ

FINE & COUNTRY

Step inside

Oak Tree House

Tucked away at the end of a cul-de-sac, surrounded by farmland, is this stunning contemporary detached residence on the outskirts of the charming village of Monkton. Built about 12 years ago, it has been refurbished and upgraded by the current owners to the highest level over the past four years, including new bathrooms and kitchens as well as installing sophisticated security systems. So it now has all the attributes of the ultimate immaculate 'show house' where new owners need to do nothing but install their furniture and enjoy everything this gorgeous home has to offer.

It is approached via its own private access road that leads to an impressive automatic gate with a remote control entry system that opens into a vast frontage where you can park numerous vehicles. The property nestles in the midst of a well maintained garden and has a delightful external presence with its clay tiled roof, multi-patterned brick walls, high chimney stack, oak framed windows and overhang porch with triple glazed side windows.

The high security front door has fingerprint or fob access and can even be opened via your phone. It leads to a spacious, partially double height entrance hall with LVT herringbone flooring that flows through many of the ground floor rooms, a chandelier light, an attractive dog leg oak staircase to the first floor galleried landing. There is also a charming built-in seat and a storage facility under the stairs as well as a cupboard incorporating the camera, alarm and internet control systems.

The very large, light and bright triple aspect living room is a delight with its French doors to the rear terrace and a beautiful inglenook fireplace with a huge oak Bressummer style beam and a large contemporary wood burning stove as a wonderful focal point. Anyone who enjoys catering and entertaining friends and family will be thrilled with the new kitchen/breakfast room. This includes four bi-fold doors to the terrace providing wonderful views across the surrounding farmland and, when these are open, you really feel you are bringing the outdoors inside. There are plenty of Shaker style Benchmark units with Calcutta Aura quartz worktops housing a variety of appliances including a built in double oven, full height larder fridge, dishwasher, Belfast sink and wine cooler as well as a large central island/breakfast bar with an induction hob.

There is an adjacent fitted utility room with a full height freezer and laundry facilities as well as a pair of glazed oak doors that open into the well-proportioned dining room from the kitchen. Here guests will enjoy sitting down to a meal looking through the French doors to views over the garden and beyond. There is a good sized study that could always be used as an extra bedroom if required as it is close to a contemporary shower room. From the utility room there is an internal door to the double garage that can always be used as a games room or gym as it has rubberized flooring, built in cupboards and a fridge as well as automatic garage doors, a door to the rear garden and security windows where you can see out into the garden but no-one can see in. This area could always be converted into additional accommodation such as an annexe for adult children or elderly relatives, subject to the appropriate permissions.

On the half landing there are large windows providing plenty of natural light and far-reaching views, while off the U-shaped galleried landing on the first floor there is a modern family bathroom. This has a double end bath, a separate Mira digital shower and superb views across the surrounding countryside. There are four double bedrooms including one with dual aspect and panoramic views across to St Nicholas at Wade as well as eaves storage, a guest room with an en suite shower and the impressive main bedroom that has far reaching views, a charming central chandelier, a walk-in wardrobe and a stunning en suite bathroom with a double shower, a large modern bath and a huge Velux window offering an excellent vista. A large, partially boarded attic is accessed from the landing and provides excellent storage.

Outside there is a large Indian sandstone terrace where you can enjoy al fresco dining and a well-manicured lawn bordered by pebble based shrub borders and hedging that backs onto farmland. There is a resin pathway that leads round to the front of the property and a delightful composite clad outdoor summer house and storage with a ceiling lantern window. It also has French doors to the terrace and LVT flooring as well as lighting and electrics and works very well as an office for anyone working from home who doesn't want to be disturbed by what is going on in the home.

There is also external lighting, a water tap and electric points as well as CCTV cameras, an internal sprinkler system and alarm systems for added security.











Seller Insight

“ We moved here four years ago and have loved living here. It is very quiet and peaceful and, once the main gate is closed, we are in our own private little world. We have thoroughly enjoyed updating the property to become a truly delightful contemporary family residence but feel it is time to downsize and hope new owners will take great pleasure in everything this property has to offer. We have also been very careful to ensure that the house is secure, particularly if and when it is unattended, so that if someone is looking for the ultimate in a country holiday home and weekend retreat this could be the answer.

Monkton is a delightful village with its old church, a good primary school within walking distance as well as the White Stag lodge with the Olive Tree restaurant. We are not far from the Monkton Nature Reserve, which is a 16 acre wildlife oasis providing a home for endangered flora and fauna in a reclaimed former chalk quarry and is an ideal spot to take the children as it has a wide variety of activities available.

Nearby Minster is a historic place with its Abbey and Church that was originally founded in 670AD and gives the village a wonderful, historic atmosphere. As well as a mainline station Minster has a range of shops, pubs and restaurants. There are also hair and beauty salons as well an excellent veterinary practice, a dog groomer, pharmacy and doctor's surgery. There is a great community spirit in the village that includes an amateur dramatic society, bowls group, Morris dancers and regular events in the village hall as well as a large recreation ground that hosts the annual Minster Show.

It is only about a minute's drive to the Thanet Way for access to London and Canterbury and the Sandwich Road for Dover and Folkestone are nearby, while the high speed train from Thanet Parkway will get you to Central London in 69 minutes, Minster station is nearer but train times are slightly longer. It is only 10 minutes to the Westwood Cross shopping centre for a little retail therapy and entertainment with the Vue cinema complex, casino and restaurants while for golfing enthusiasts there is the St Augustine's Golf Club, Stonelees and the Manston Golf Centre as well as the renowned Championship courses at Sandwich. The Thanet seaside towns are within easy reach for a day on the beach and all these towns offer a range of delightful restaurants, bars and independent shops and excellent secondary schools are available in Broadstairs and Ramsgate including grammar and private schools.*

* 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

By Road:	
Minster Station	2.1 miles
Thanet Parkway	6.1 miles
Ramsgate Station	6.7 miles
Dover Docks	21.5 miles
Channel Tunnel	31.3 miles
Canterbury	10.7 miles
Gatwick Airport	77.4 miles
Charing Cross	72.1 miles
By Train from Minster	
High Speed St Pancras	1hr 30 mins
Ashford International	38 mins
London Charing Cross	2hrs 1 min
London Victoria	1hr 50mins
By train from Thanet Parkway	
High Speed St Pancras	1hr 09 mins
Ashford International	31 mins
London Victoria	1hr 35 mins
London Charing Cross	1hr 49 mins

Leisure Clubs & Facilities

St Augustine Golf Club	01843 590333
Bannatynes Health Club	01843 600606
Stonelees Golf Centre	01843 823133
Manston Golf Centre	01843 590005
Ramsgate Croquet Club	01843 588878
Thanet Bowls Club, Ramsgate	01843 594804
Royal Temple Yacht Club	01843 591766

Healthcare

Minster Surgery	01843 821333
Dr Adam Akyd & Partners	01843 595951
Dr M D Cardwell	0300 0427007
Summerhill Surgery	01843 591758
QEQM Hospital, Margate	01843 225544

Education

Primary Schools:	
Monkton Primary	01843 821394
Minster Primary	01843 821384
Newington Community Primary	01843 593412
Chilton Primary	01843 597695
Wellesley Hadden Dene	01843 862991
St. Lawrence Junior	01843 587666

Secondary Schools:

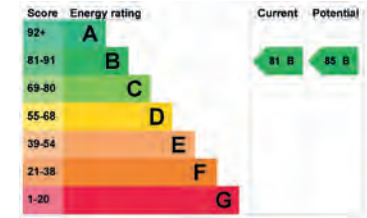
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

Entertainment

The Olive Tree	01843 823760
The Bell Inn	01843 825707
Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
The New Inn	01843 826142
The Sands Hotel, Margate	01843 228228
Yarrow Hotel, Broadstairs	01843 460100

Local Attractions / Landmarks

Monkton Nature Reserve	01843 822666
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	
Pegwell Nature Reserve	



Council Tax Band: G
Tenure: Freehold



GROUND FLOOR

Entrance Hall	17'4 maximum x 14'7 maximum (5.29m x 4.45m)
Shower Room	
Sitting Room	28'9 x 14'8 (8.77m x 4.47m)
Dining Room	14'6 x 13'8 (4.42m x 4.17m)
Study	16'8 x 8'7 (5.08m x 2.62m)
Kitchen/Breakfast Room	19'5 x 12'6 (5.92m x 3.81m)
Utility Room	15'8 x 6'9 (4.78m x 2.06m)

FIRST FLOOR

Galleried Landing	
Main Bedroom	16'8 x 14'7 (5.08m x 4.45m)
Walk In Wardrobe	
En Suite Shower Room	
Bedroom 2	14'7 x 12'0 (4.45m x 3.66m)
En Suite Shower Room	
Bedroom 3	14'8 x 12'5 (4.47m x 3.79m)
Bedroom 4	14'4 x 8'9 (4.37m x 2.67m)
Bath/Shower Room	10'5 x 8'1 (3.18m x 2.47m)

OUTSIDE

Rear Garden	
Side Garden	
Gated driveway	
Double Garage	17'5 x 17'2 (5.31m x 5.24m)

OUTBUILDING

Room 1	
Storage	



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 12.08.2024





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

