



3 Daryngton Avenue
Birchington | Kent | CT7 9PS

FINE & COUNTRY



Step inside

3 Daryngton Avenue

Located in a particularly prestigious and gated cul-de-sac with private walking access to the blue flag beach at Minnis Bay, is this delightful detached mid-20th century family home. Parts of the property were beautifully updated and refurbished about two years ago including a chic modern exterior, new plumbing, electrics, double glazed windows and shutters as well as sanitaryware in the shower rooms and cloakroom, but there are still areas that new owners can develop to suit their own requirements.

The house is set well back from the road and approached via a wide driveway flanked by a dwarf wall, a large lawn and slate shingle borders that leads to an integral double garage and the contemporary front door. There is a spacious vestibule with an inner glass door that opens into a large hallway with stairs to the first floor and access to a cloakroom.

The large country style kitchen/breakfast room includes wood units housing stand-alone appliances and an adjacent utility room while the beautifully updated, light and bright dual aspect L-shaped lounge and dining area is delightful. It includes a coved ceiling, five bi-fold doors to the rear terrace and, when these doors are open, you really feel you are bringing the outside indoors and is ideal on a warm summer evening when you have family and friends round for a meal. There is also a rear lobby and a door to the garage with built in shelving and automatic garage doors. As this is integral with the house it would be possible to convert it into additional accommodation if required.

Upstairs there is a large linen cupboard on the landing, a contemporary family shower room and three double bedrooms including the very spacious main bedroom with deep fitted wardrobes and an en suite triple shower and vanity basin and a guest room with built in wardrobes.

The easy-to-manage south facing rear garden is surrounded by close board fencing providing privacy and security. It includes a wraparound paved path as well as the terrace for al fresco dining that borders a large lawn and a crazy paved patio with a charming rockery. This leads to a large garden shed that would make an excellent workshop/man cave and a semi-wild area home to hedgehogs and other wildlife.





Seller Insight

“ This house has been our family home since 1987 and it is a very special place. We were delighted to have the opportunity to modernise much of it a couple of years ago but now feel that it is time to downsize. However we are still staying in Birchington as we are very much part of the friendly local community and have always loved the village and particularly Minnis Bay where we can take the dogs for wonderful walks. Because it is a private road it is very quiet and peaceful as well as being safe for children and pets and the kids can easily walk to the beach.

There is the Minnis Bay Brasserie and the dog friendly Waves café where you can stop for a drink, a parade of shops nearby for basic requirements and the village of Birchington offers everything you could wish for from a mainline train station with high speed trains that can whisk you to St Pancras in just over an hour and a half, to individual shops and supermarkets as well as hairdressers, nail bars, vets and a medical centre. There are some excellent restaurants and pubs nearby as well as Quex Park with its and leisure activity areas, craft shops and a livery stables while Quex Barn offers wonderful food shopping in its farm shop and an enjoyable eating experience in the restaurant.

The local Birchington primary is a good school and there is also King Ethelbert secondary school and the Ursuline College available in Birchington and Westgate while grammar and private schools can be found in nearby Broadstairs and Ramsgate. As well as the sailing club and other water sports such as wind surfing in Minnis Bay there is also the Westgate and Birchington Golf Club for golfing enthusiasts and a local tennis and bowls club. If you enjoy walking there are a number of excellent places for a bracing walk in addition to the beach and cyclists can take a trip to Reculver along the Viking Coastal Trail. There is also a very good and inexpensive cinema in Westgate, theatres in Ramsgate and Broadstairs and if you want to go further afield Westwood Cross includes a large shopping centre with a variety of high street stores, a retail park and the Vue cinema complex as well as a casino and numerous restaurants.”*

* 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:
 Birchington Station 1.4 miles
 Dover Docks 23.3 miles
 Gatwick Airport 79.4 miles
 Channel Tunnel 29.7 miles
 Charing Cross 75.1 miles

By Train from Birchington
 High-Speed St. Pancras 1hr 32ins
 High Speed Ashford International 1hr 07 mins
 Canterbury 44 mins
 London Charing Cross 12hr 57mins
 London Victoria 1hr 39 mins

Leisure Clubs & Facilities

Westgate and Birchington Golf Club 01843 831115
 North Foreland Golf Club 01843 862140
 Minnis Bay Sailing Club 01843 841588
 Birchington Bowls and Tennis Club 01843 841086

Healthcare

Birchington Medical Centre 01843 848818
 Garlinge Surgery 01843 255693
 QEQM Hospital, Margate 01843 225544

Education

Primary Schools:
 Birchington Primary 01843 841046
 St. Crispin's Community Primary 01843 832040
 Wellesley Hadden Dene 01843 862991
 St. Lawrence (Junior) 01843 587666

Secondary Schools:
 King Ethelbert School 01843 831999
 Ursuline College 01843 834431
 Chatham House Grammar, Ramsgate 01843 591075
 Clarendon House Grammar, Ramsgate 01843 591074
 Dane Park, Grammar, Broadstairs 01843 864941
 St. Lawrence College (Senior) 01843 587666

Entertainment

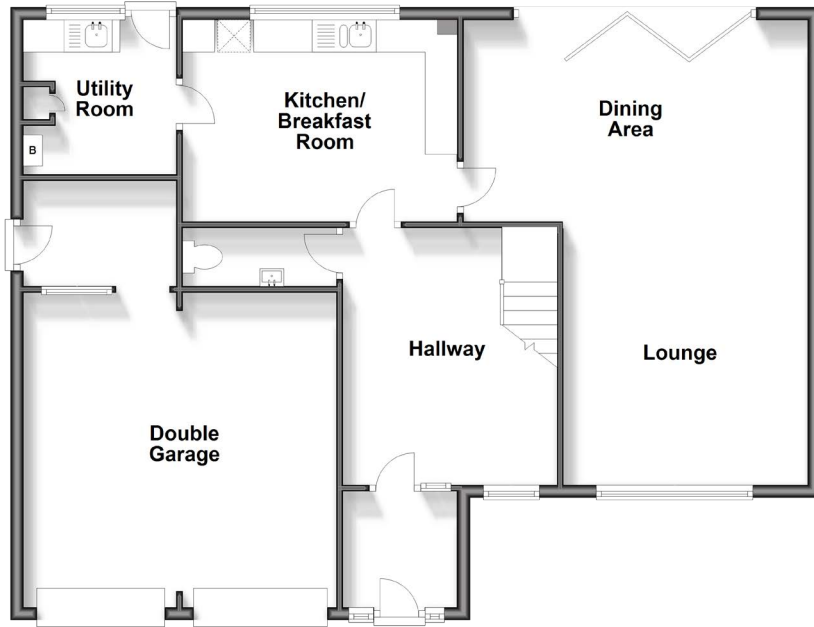
Minnis Bay Bar and Brasserie 01843 841844
 The Smugglers Restaurant 01843 841185
 The Powell Arms 01843 842777
 Carlton Cinema 01843 832019
 Vue Cinema Complex and Casino 01843 579999
 Sarah Thorne Theatre, Broadstairs 01843 863701
 The Sands Hotel, Margate 01843 228228

Local Attractions / Landmarks

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

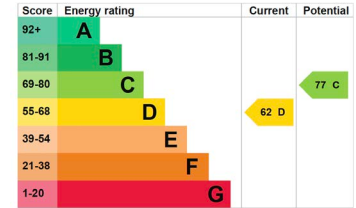
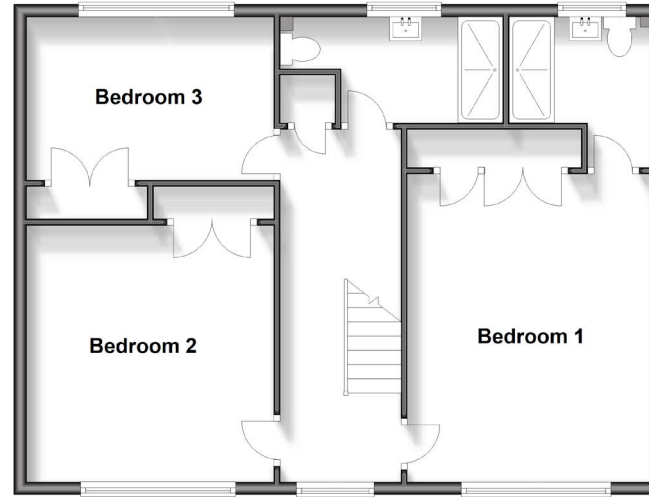
Ground Floor

Approx. 101.3 sq. metres (1090.6 sq. feet)



First Floor

Approx. 70.5 sq. metres (758.5 sq. feet)



Council Tax Band: F
Tenure: Freehold

GROUND FLOOR

Porch	
Hallway	
Cloakroom	7'4 x 2'10 (2.24m x 0.86m)
Kitchen/Breakfast Room	14'1 x 10'4 (4.30m x 3.15m)
Utility Room	7'10 x 7'9 (2.39m x 2.36m)
Lounge	13'5 x 12'4 (4.09m x 3.76m)
Dining Area	17'5 x 10'4 (5.31m x 3.15m)

FIRST FLOOR

Landing	
Bedroom 1	15'7 x 12'5 (4.75m x 3.79m)
En Suite Shower Room	7'3 x 5'5 (2.21m x 1.65m)
Shower Room	10'9 (3.28m) narrowing to 7'9 (2.36m) x 5'4 (1.63m)
Bedroom 3	13'0 x 8'10 (3.97m x 2.69m)
Bedroom 2	12'8 x 12'7 (3.86m x 3.84m)

OUTSIDE

Front Garden	
Driveway	
Double Garage	17'5 x 16'11 (5.31m x 5.16m)
Rear Garden	
Store	8'6 x 5'0 (2.59m x 1.53m)



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 18.09.2024



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