



28 Shakespeare Road
Birchington | Kent | CT7 9ET

FINE & COUNTRY



Step inside

28 Shakespeare Road

This detached property is a charming family home located in one of the more popular areas of Birchington. It is approached via wrought iron gates that open onto a driveway bordered by a front lawn with trees and shrub beds. The drive continues past the front entrance through a pair of solid white painted wood gates and leads past the rear garden and a swimming pool to a double garage and an integral workshop. The exterior of the property includes mellow brickwork, chimneystacks, delightful multi-pane bay windows and an inset porch.

The attractive panelled wood front door opens into a spacious entrance hall with an impressive open tread staircase, a cloakroom, a delightful ceiling rose and parquet floor that flows through much of the ground floor. The kitchen/breakfast room includes a bay window overlooking the front garden, tiled flooring, a range cooker and shaker style storage units housing a variety of stand-alone appliances. There is also a peninsular breakfast bar and plenty of room for a table and chairs as well as an adjacent fitted utility room with space and plumbing for a washing machine and tumble dryer.

A pair of multi-pane glazed doors open into the simply stunning lounge/diner with impressive wood panelling on three sides, a stone effect fireplace and built in glass fronted cabinets. The outer wall is virtually all windows looking into the fabulous conservatory that spans the width of the property and makes an excellent additional living room with views over the garden and the swimming pool. There is also access from the lounge/diner and the hall into the delightful family room with feature brick walls that could always become an office for anyone working from home.

Off the first floor gallery landing there is a family bathroom and five double bedrooms including a guest room with an en suite shower and built in cupboards, two more with fitted wardrobes and the main bedroom with an en suite bathroom, plenty of built in cupboards and additional bedroom furniture. While on the second floor there is a large bedroom, ideal for a teenager looking for a bit of privacy and independence.

In addition to the large swimming pool and drive to the garage, the rear garden includes a lawn, shrub borders and trees as well as a terrace surrounding the pool where you can enjoy outdoor entertaining or lazing in the sunshine. It is surrounded on one side by a high wall and on the other by close board fencing, providing both privacy and security.





Seller Insight

“ This family home is in a wonderful position as the road is a dead end so it is very safe for children and pets. We are a stone's throw from the tennis courts and bowls club as well as the seafront and Beresford Gap if you want to water ski. We are within easy walking distance of Birchington station for the high speed train to London or secondary schools in the surrounding towns, while the village centre includes individual shops, a supermarket, hairdressers, nail bars, vets and a medical centre. There are some excellent restaurants and pubs in the vicinity including The Smugglers and the Powell Arms plus Quex Park with its fascinating diorama museum and outside complex incorporating a garden centre, leisure activity areas, craft shops and a livery stables. Quex Barn offers wonderful food shopping in its farm shop and a great 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. It is not far from the main road for the Thanet Way to London and Canterbury.

As well as bowls, tennis and water skiing there is the sailing club and other water sports such as wind surfing in nearby Minnis Bay not to mention the Westgate and Birchington Golf Club for golfing enthusiasts. If you enjoy walking there are a number of excellent places for a bracing walk with the dog and for cyclists you can revel in 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	0.5 miles
Dover Docks	22.4 miles
Canterbury	16.2 miles
Ashford	34 miles
Gatwick Airport	79 miles
Channel Tunnel	28.7 miles
Charing Cross	73.5 miles

By Train from Birchington	
High-Speed St. Pancras	1hr 32 mins
High Speed Ashford International	1hr 07 mins
London Charing Cross	1hr 59 mins
London Victoria	1hr 39 mins

Leisure Clubs & Facilities

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

Healthcare

Birchington Medical Centre	01843 848818
Westgate Practice	01843 831335
Garlinge Surgery	01843 255693
QEQM Hospital, Margate	01843 225544

Education

Primary Schools	
Birchington Primary	01843 841046
St. Crispin's Community Primary	01843 832040
Chartfield School	01843 831716
Wellesley Hadden Dene	01843 862991
St. Lawrence (Junior)	01843 587666

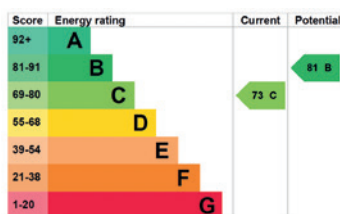
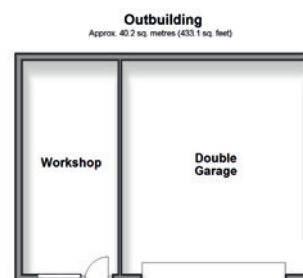
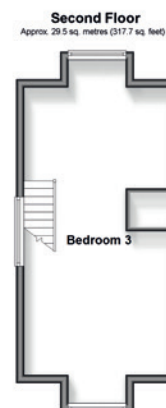
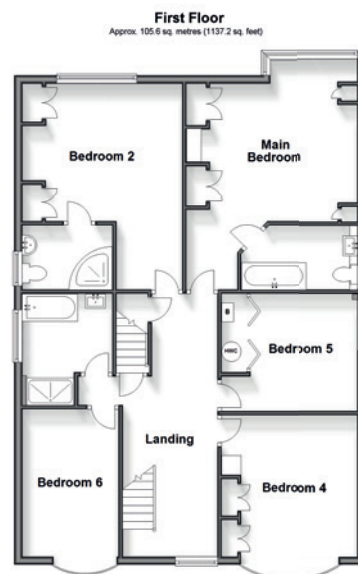
Secondary Schools:	
King Ethelbert School	01843 831999
Ursuline College	01843 834431
Chatham House Grammar, Ramsgate	01843 591075
Clarendon House Grammar, Ramsgate	01843 591074
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

Entertainment

Quex Barn	01843 846103
The Smugglers Restaurant	01843 841185
Powell Arms	01843 842777
Carlton Cinema	01843 832019
Vue Cinema Complex and Casino	01843 579999
The Smugglers Restaurant	01843 841185
The Sands Hotel, Margate	01843 228228

Local Attractions / Landmarks

Quex Park and Museum	01843 842168
Jungle Jims	01843 846305
Quex Activity Centre	01843 866023
Dreamland Amusement Park	01843 295887
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	



Council Tax Band: F
Tenure: Freehold

SPLIT LEVEL GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen/Breakfast Room 15'5 x 11'4 (4.70m x 3.46m)
Utility Room 11'5 x 6'3 (3.48m x 1.91m)
Lounge/Diner 28'10 x 18'2 (8.79m x 5.54m)
Conservatory 28'3 (8.62m) x 12'11 (3.94m) narrowing to 10'0 (3.05m)
Family Room 25'2 (7.68m) x 11'2 (3.41m) narrowing to 7'8 (2.34m)
Wet Room

FIRST FLOOR

Landing
Bedroom 4 11'9 x 11'5 (3.58m x 3.48m)
Bedroom 5 11'4 into fitted wardrobes x 10'0 (3.46m x 3.05m)
Main Bedroom 17'4 (5.29m) narrowing to 14'2 (4.32m) x 14'6 (4.42m)
En Suite Bathroom
Bedroom 2 13'4 (4.07m) narrowing to 5'3 (1.60m) x 11'7 (3.53m)
En Suite Shower Room
Family Bath/Shower Room
Bedroom 6 11'9 x 8'0 (3.58m x 2.44m)

SECOND FLOOR

Landing
Bedroom 3 24'11 (7.60m) x 12'1 (3.69m) narrowing to 5'6 (1.68m)

OUTBUILDING

Double Garage 18'0 x 15'6 (5.49m x 4.73m)
Workshop 18'0 x 8'0 (5.49m x 2.44m)

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. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 30.10.2024



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