



117 London Road
Ramsgate | Kent | CT11 0DR

FINE & COUNTRY

Step inside

117 London Road

This impressive, detached family home was built in the 1930s and sits in 0.287 of an acre of delightful gardens and includes a detached two-bedroom annexe. It would be an ideal home for owners who want additional space for elderly relatives or adult children. Alternatively, the annexe would make an excellent suite of offices for anyone who wants to run their business from home, or it could become an income-generating holiday let.

The property is set well back from the road and approached via a pair of solid wood gates that open onto an in-and-out carriage driveway. This provides plenty of off-road parking and leads to a second pair of external gates to the front entrance and a pair of inner gates that open onto a separate parking area with independent access to the annexe.

With its high chimney stacks, varied roof lines, leaded light style bay windows, triple arched entrance and balcony, the house has immediate appeal even before you cross the threshold. This appeal continues as you walk into the lobby and see the delightful stained glass inner front door that opens into a warm and welcoming hall with original terracotta herringbone tiled flooring, panelled doors, and picture rails. The hall includes a spacious cloakroom and w.c., as well as the original oak staircase and access to the living accommodation.

The elegant dual aspect lounge still retains charming features from a bygone era such as the large bay window overlooking the garden, picture rails and a delightful stone fireplace with a gas fire. While the equally charming dual aspect dining room also has a bay window and a coal effect gas fire with a stone surround and is large enough for you to enjoy entertaining a dozen guests. But if you want to relax with the family or read a book there is a spacious dual aspect rear sitting room with French doors to the rear garden.

The light and bright contemporary kitchen/breakfast room is the hub of the household and will delight anyone who enjoys entertaining. It has ceramic tiles with underfloor

heating and plenty of space for a table and chairs. There is a range cooker and glossy white flat-fronted units housing a dishwasher and waste bins and the sink has a boiling water tap. There is an American fridge freezer and a very useful large, built-in store cupboard. The kitchen is open to the utility area with laundry facilities and picture windows overlooking the garden and steps up to the back door.

Upstairs, the U-shaped galleried landing leads to the contemporary family bathroom with an oval stand-alone bath, separate shower and a fitted cupboard as well as to four double bedrooms. These include the impressive 20ft main bedroom with French doors to the front balcony providing glimpses of Pegwell Bay, a bay window, fitted and walk-in cupboards and an en suite shower room as well as a guest double with an en suite bathroom and a dual aspect double with fitted wardrobes. There is loft ladder access from the landing to the vast attic that is boarded throughout and which could be converted to provide additional accommodation with delightful views over Pegwell Bay.

The Annexe

An upper terrace leads to the annexe front door which opens into a hallway with access to the bathroom and the good sized lounge/diner with stairs to the first floor. An archway leads to the fitted kitchen with built in appliances while there is door access to a dual aspect double bedroom that has French doors to a terraced area. Upstairs there is a second double bedroom with plenty of eaves storage and a boiler cupboard.

The Rear Garden

The rear garden is another delightful feature of this property. It is surrounded by trees, shrub borders, high hedging and fencing that provides privacy and security, and is also easily maintained. There is a garden shed, a gazebo covered seating area and spacious terraces for outdoor entertaining surrounded by attractive shrub beds leading to a very large lawn, easily big enough for kids to kick a ball around.











Seller Insight

“ We have lived here for the past 15 years and have thoroughly enjoyed our time here. We originally purchased the property because we wanted to use the cottage as offices, which has been ideal, but we now need to move to something smaller. During our time here we have installed the new kitchen, bathrooms, and cloakroom that all have underfloor heating, opened up the laundry area and completely redesigned the garden.

The house is in a very convenient location as it is only a short distance from the dual carriageway for access to London, Dover and Canterbury and we are close to both Ramsgate station and Thanet Parkway station where trains can whisk you to St Pancras in 70 minutes.

It is only a short walk to Pegwell with its hotel and pubs offering wonderful views across the bay. While Ramsgate town centre includes a wide variety of restaurants, independent shops, hair and beauty salons as well as Waitrose and other supermarkets. If you have children, there is the Main Sands where you can enjoy walking or cycling along the East Cliff or see a show or film at the Granville Theatre. For older children there is the excellent Chatham House and Clarendon Grammar school as well as St Lawrence College and for younger members of the family there are a number of outstanding primary and prep schools including Chilton, Holy Trinity and Newington primary schools and Wellesley Hadden Dene and St Lawrence prep schools.

For sporting enthusiasts there are plenty of opportunities to enjoy a variety of activities. We are not far from the local bowls and croquet clubs and the sailing fraternity can moor their boats at the marina and enjoy the facilities at the Royal Temple Yacht club. If you play golf, there are numerous courses and clubs nearby including St Augustine's and North Foreland as well as the Princes and St George's championship courses at Sandwich while Broadstairs includes rugby and cricket clubs. There are lovely local walks for dog owners.”*

* 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:	
Ramsgate Station	1.4 miles
Thanet Parkway Station	1.7 miles
Dover Docks	19.2 miles
Channel Tunnel	26.8 miles
Canterbury	15.9 miles
Gatwick Airport	80.6 miles
Charing Cross	77.9 miles

By Train from Ramsgate	
St. Pancras	1hr 14mins
Canterbury	20 mins
Ashford International	36 mins
London Charing Cross	1 hr 52 mins
London Victoria	1hr 40mins

By Train from Thanet Parkway	
High-Speed St. Pancras	1 hr 10 mins
Canterbury West	15 mins
Ashford International	30 mins
London Charing Cross	1hr 47 mins
London Victoria	1hr 35 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
Royal Temple Yacht Club	01843 591766

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

Education

Primary Schools:	
Newington Community Primary	01843 593412
Chilton Primary	01843 597695
Holy Trinity Primary	01843 860744
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

Pegwell Bay Hotel	01843 599590
Sir Stanley Gray	01843 599590
Belle Vue Tavern	01843 593991
Granville Theatre, Ramsgate	01843 591750
Albion House Hotel	01843 606630
Comfort Inn	01843 592345
Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701
Bon Appetit	01843 852750
La Magnolia	01843 580477

Local Attractions / Landmarks

King George IV 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	

Annexe



Annexe



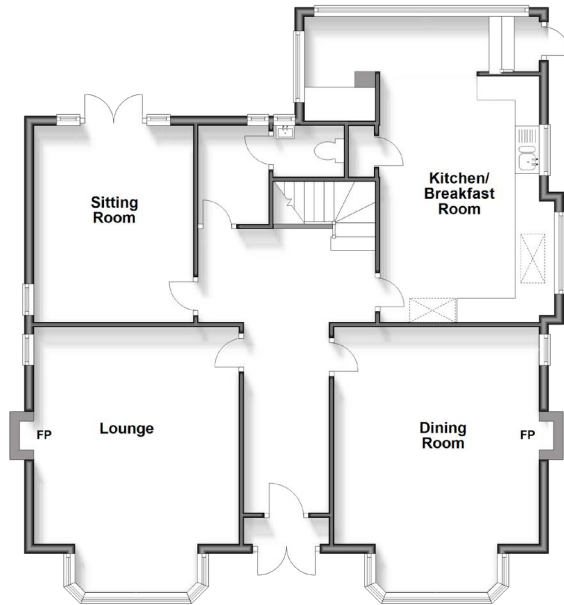
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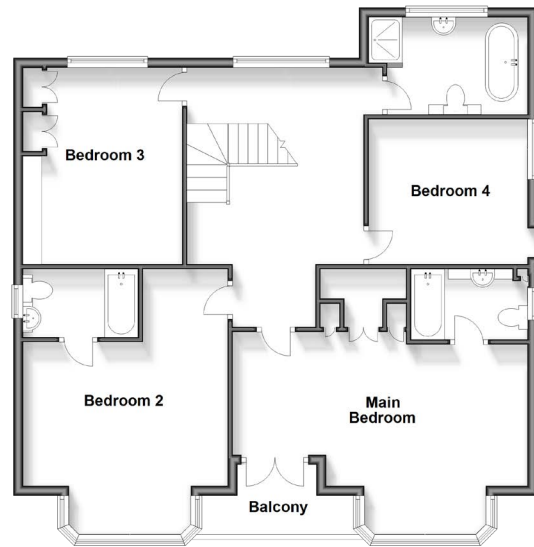
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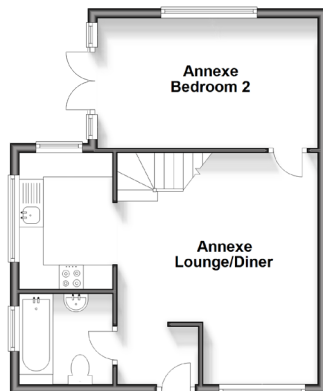
Ground Floor
Approx. 109.2 sq. metres (1175.4 sq. feet)



First Floor
Approx. 99.7 sq. metres (1072.7 sq. feet)



Annexe Ground Floor
Approx. 42.9 sq. metres (462.0 sq. feet)



Annexe First Floor
Approx. 30.0 sq. metres (323.2 sq. feet)



GROUND FLOOR

Porch
Hall
Lounge 18'1 into bay x 14'0 (5.52m x 4.27m)
Dining Room 18'3 into bay x 14'0 (5.57m x 4.27m)
Sitting Room 13'5 into bay x 10'11 (4.09m x 3.33m)
Kitchen/Breakfast Room 21'3 x 12'0 (6.48m x 3.66m)
Utility Room
Cloakroom

FIRST FLOOR

Landing
Main Bedroom 20'4 x 14'8 into bay (6.20m x 4.47m)
En Suite Bathroom
Walk In Wardrobe
Balcony
Bedroom 2 18'10 into bay x 14'0 (5.74m x 4.27m)
En Suite Bathroom
Bedroom 3 13'5 x 10'11 (4.09m x 3.33m)
Bedroom 4 10'10 x 9'11 (3.30m x 3.02m)
Family Bath/Shower Room

ANNEXE GROUND FLOOR

Entrance Hall
Annexe Lounge/Diner 15'11 x 13'9 (4.85m x 4.19m)
Annexe Kitchen 9'3 x 6'5 (2.82m x 1.96m)
Annexe Bedroom 2 15'1 x 8'10 (4.60m x 2.69m)
Annexe Bathroom

ANNEXE FIRST FLOOR

Annexe Bedroom 13'9 x 13'0 (4.19m x 3.97m)

OUTSIDE

Rear Garden
Gated In & Out Driveway

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F
Tenure: Freehold

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