



233 Reculver Road
Herne Bay | Kent | CT6 6QR

FINE & COUNTRY

Step inside

233 Reculver Road

Some homes whisper of quiet luxury; others declare it with confidence. This striking residence, hidden behind wrought iron gates and set back from the road, does both. Originally built 20 years ago by a builder for his own mother – a detail that hints at its meticulous construction – the house has since been reimaged by its current owners, who have elevated it to be a family home.

The approach is grand yet inviting: a sweeping, block-paved driveway, edged by brick pillars, leads to an impressive façade of perfect symmetry. Double doors open into a vast entrance hall, where an open-tread oak and glass staircase rises beneath frosted windows, flooding the space with natural light and keeping a sense of privacy. The effect is immediate: a sense of volume, scale and arrival.

From here, the house unfolds in a series of fluid, interconnected spaces. The dining area, triple-aspect and luminous, opens onto the terrace, while an archway leads to the kitchen – a masterclass in understated sophistication, with Shaker-style cabinetry, a Rangemaster cooker, and a striking curved blackboard wall that lends the space a playful edge. A separate utility room keeps the necessities discreetly out of sight.

There are two reception rooms, each with its own distinct personality. The first, lined with bespoke shelving and cabinetry, offers an inviting space for work, reading, or intimate conversation. The second – a grand, dual-aspect lounge – is designed for entertaining, with its French doors opening onto the garden.

Then, there is the unexpected: a heated indoor pool complex, concealed behind a set of bi-fold doors, complete with tiled flooring and picture windows. Open the doors in summer, and the pool terrace becomes an extension of the landscape; in winter, it is a cocoon of warmth and tranquillity.

Upstairs, the landing is generous enough to accommodate a seating area – an architectural detail that speaks to the house's sense of space. The four bedrooms each offer their own take on comfort, but the main suite is the standout: a vast, light-filled retreat at the back of the property with a freestanding claw-foot bath, double shower, and a sense of understated grandeur.

Outside, the garden has been designed for the experience. The terrace stretches from the dining area to the pool, creating a natural gathering space, while a second terrace – complete with a barbecue – offers a more relaxed setting. A wooden gazebo and a glass-covered orb provide alternative perches, perfect for following the sun as it moves across the sky. The rest is lush lawn and mature borders, enclosed by a recently installed fence that ensures privacy without feeling enclosed.

This is not a house that seeks attention. Its beauty lies in the confidence of its design, the thoughtful interplay of light and space, and the seamless way it balances elegance with relaxation.











Seller Insight

“From the moment we stepped through the doors, this house felt like home. There's a flow about it – a warmth that instantly puts you at ease. For the two of us, it's been the perfect sanctuary, but it truly comes to life when family fills the space. Some of our best memories have been made here; hosting major life events in the garden, celebrating special occasions, or simply unwinding.

We've taken great pride in looking after and enhancing the house over the years, from installing new oak doors to completely updating the kitchen. It's always been important to us that the home is well-maintained, and we've loved every moment spent making it our own. Leaving will be bittersweet, but with some of our family now settled outside of Kent, it feels like the right time to downsize and embrace new adventures.

One of the things we've cherished most is the location. Everything we need is close by but we are also not 'on top' of the town.

Plus, with the new David Lloyd facility opening nearby and the Thanet Way close by, Canterbury, London, and the rest of the Kent coast are all within easy reach.

This house has been a place of laughter, celebration and comfort. We'll miss it dearly, but we know it's ready for its next chapter with those who will love it as much as we have.*

* 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

Herne Bay railway station	2.1 miles
Canterbur	9.6 miles
Dover docks	27.8 miles
Eurotunnel	25.6 miles
Charing Cross	68.6 miles
Gatwick airport	71.2 miles

By Train from Herne Bay	
High-Speed St. Pancras	1hr 20 mins
Dover Priory	54 mins
Charing Cross	1hr 50 mins
Victoria	1hr 32 mins
Canterbury	35 mins
Canterbury West to St Pancras	54 mins

Leisure Clubs & Facilities

Hampton Pier Yacht Club	01227 364749
Herne Bay Sailing Club	01227 375650
Herne Bay Angling Club	01227 362127
Whitstable Seasalter Golf Club	01227 272020
Chestfield Golf Club	01227 794411

Healthcare

Beltinge and Reculver Surgery
Whitstable and Tankerton Hospital
Kent and Canterbury Hospital
Chaucer Hospital
Estuary View Medical Centre

Education

Primary Schools:
Herne Junior
Reculver C. of E. Primary
Herne Bay Junior
The Kings Junior school

Secondary Schools:

Herne Bay High School
The King's School
St. Edmund's
Kent College
Simon Langton Girls Grammar
Simon Langton Boys Grammar

01227 374902
01227 594400
01227 766877
01227 825100
01227 284300

01227 374069
01227 375907
01227 374608
01227 714000

01227 361221
01227 595501
01227 475600
01227 813906
01227 463711
01227 463567

Entertainment

Salt and Light	01227 637403
The Rising Sun	01227 851262
Punch Tavern	01227 710474
A Casa Mia	01227 372947
The Sportsman	01227 273370
Marlowe Theatre	01227 787787
The Kings Hall	01227 374188
Kavanagh Cinema	01227 360569

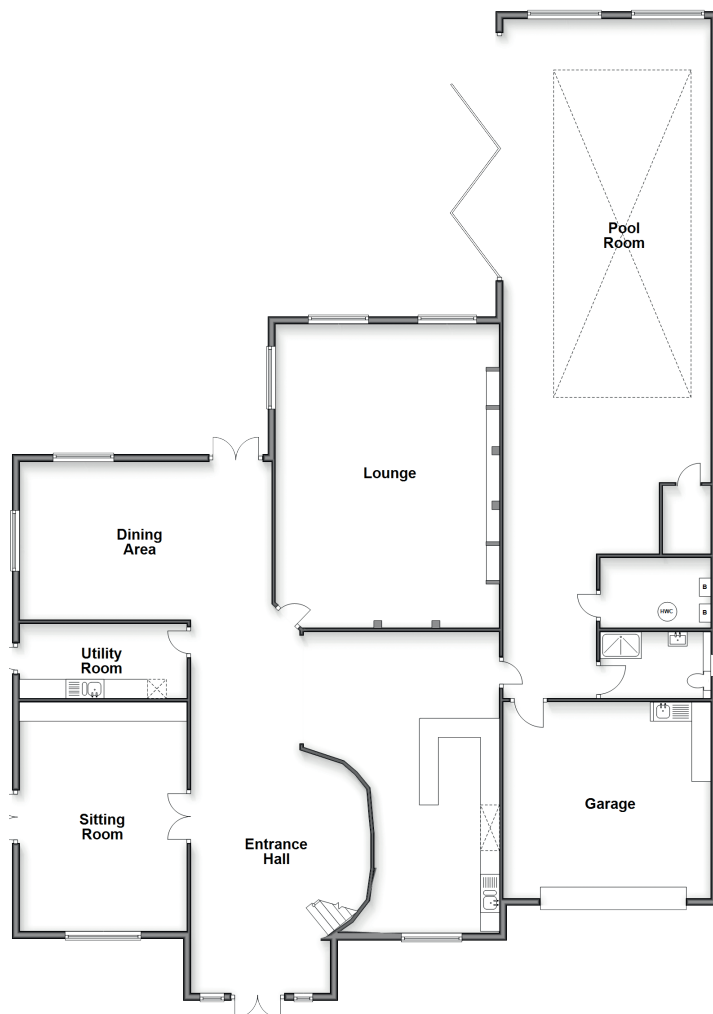
Local Attractions / Landmarks

Blean Woods Nature Reserve	01227 464898
Whitstable Museum and Gallery	01227 276998
Wildwood Wildlife Park	01227 712111
Whitstable Harbour	01227 262433
Whitstable Castle	01227 281726
Herne Bay pier	
Reculver Country Park and Towers	
Canterbury Cathedral	



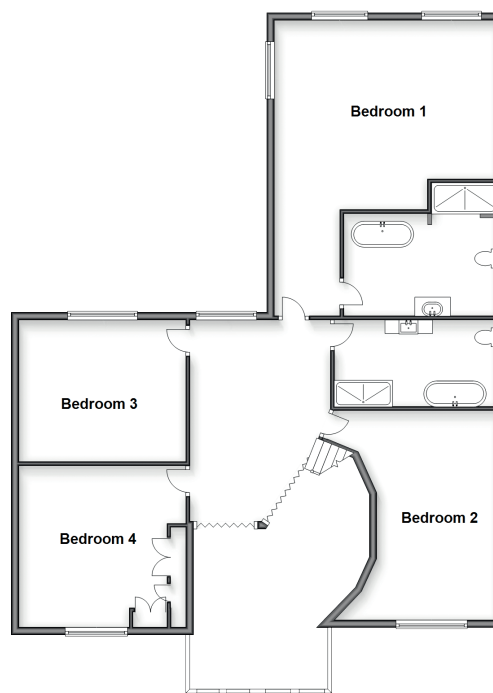
Ground Floor

Approx. 310.4 sq. metres (3341.2 sq. feet)



First Floor & Mezzanine

Approx. 130.0 sq. metres (1399.1 sq. feet)



GROUND FLOOR

Entrance Hall	20'8 x 13'2 (6.30m x 4.02m)
Kitchen/Breakfast Area	25'11 x 13'7 (7.90m x 4.14m)
Sitting Room	19'11 x 14'5 (6.07m x 4.40m)
Utility Room	14'4 x 5'4 (4.37m x 1.63m)
Dining Area	21'6 x 13'7 (6.56m x 4.14m)
Lounge	26'2 x 19'3 (7.98m x 5.87m)
Pool Room	58'11 x 18'0 (17.97m x 5.49m)
Boiler Room	9'6 x 6'1 (2.90m x 1.86m)
Shower Room	9'6 x 5'11 (2.90m x 1.80m)

FIRST FLOOR

Galleried Landing	18'3 x 6'7 (5.57m x 2.01m)
Bedroom 1	26'2 x 19'6 (7.98m x 5.95m)
En Suite Bathroom	13'3 x 9'1 (4.04m x 2.77m)
Bedroom 2	18'1 x 13'7 (5.52m x 4.14m)
Family Bath/Shower Room	14'1 x 7'6 (4.30m x 2.29m)
Bedroom 4	14'6 x 12'4 (4.42m x 3.76m)
Bedroom 3	14'4 x 13'4 (4.37m x 4.07m)

OUTSIDE

Rear Garden	
Electric Gated Driveway	
Double Garage	18'3 x 17'11 (5.57m x 5.46m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold

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