



Cadhay  
51A Lindenthorpe Road | Broadstairs | Kent | CT10 1BQ

FINE & COUNTRY



CADHAY

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# Step inside

## Cadhay

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No expense has been spared in creating this stunning detached family residence from its origins as a chalet bungalow. With its marble floors, aluminium framed windows and contemporary aluminium front door, a unique handcrafted staircase, Smallbone designed bathrooms and an Umbermaster kitchen, it really is something special and was designed by the current owners to be a unique home.

Set well back from the road and half hidden by holly trees, high hedging and wood fencing it is approached via a block paved outer parking area bordered by a brick wall. This leads to solid wood automatic gates and a separate pedestrian gate that open onto a spacious block paved driveway where you can park at least four cars. It is flanked by a charming front garden with mature shrub beds, a lawn and an Indian sandstone terrace that wraps around the entire building.

The modern front door opens into an impressive double height vestibule with views up to the galleried landing and marble flooring with underfloor heating that flows throughout most of the living accommodation. It is open plan to the very spacious entrance hall and its fabulous bespoke staircase to the first floor with champagne gold covered wrought iron railings and a mahogany handrail.

There are glazed double doors to a charming dual aspect lounge with a large picture window overlooking the front garden and a fire place with a limestone mantle, a granite hearth and space for a raised modern fire. An adjacent dual aspect snug/study with bi-fold doors to the front terrace is delightful and, when the bi-fold doors are open, you can really feel you are bringing the outdoors inside. This room can also be used as another bedroom as it is next door to the ground floor shower room.

However the 'piece de resistance' in this wonderful house is the awe inspiring light and bright kitchen/dining/living room and where the family spend much of their time. This is accessed from the hall via glazed double doors and will truly take your breath away as soon as you see the veritable wall of large sliding patio doors offering wonderful views over the rear garden. Anyone who enjoys cooking and catering will be delighted with the superb kitchen with quartz worktops housing two built in ovens, a dishwasher and space for an American fridge freezer as well as a central island/breakfast bar

and a Bora hob with a downdraft extractor. There is also plenty of space for a large dining table and chairs where friends and family will enjoy sitting down to a meal as well as a spacious seating area. An adjacent utility room includes shaker style units, space for a washing machine and tumble dryer as well as access to a cloakroom.

The luxurious light and bright main bedroom includes a large picture window, a panelled wall and air conditioning as well as an impressive dressing room with Smallbone fitted cupboards and dressing table. The dressing room leads through to a charming ensuite bathroom with a bath, a large separate shower and a delightful vanity basin. A large dual aspect double includes fitted cupboards and an ensuite with a bath, integral shower and a trendy vanity basin with quartz worktops, while another has an ensuite bathroom and fitted wardrobes. There is also a spacious double with a seating area, a walk-in wardrobe leading to an ensuite shower.

Everything about this property is on the 'grand scale' and that includes the large galleried landing with its linen and storage cupboards. There is the fifth bedroom that also makes an excellent office and four double bedrooms that all have data and TV points and fully tiled ensuite facilities with underfloor heating.

There is also a boiler room that includes a water softener and control systems for the underfloor heating, WiFi and CCTV and the integral garage that includes a storage area.

So you can enjoy the garden on a summer's evening there is external lighting all around the garden. As well as the large terrace that spans the width of the property and is surrounded by raised flower and shrub beds, the rear garden also includes various other seating/dining areas so you can follow the sun all day. Wide steps lead from the terrace to a well-manicured lawn while a sandstone path takes you to another terrace for al fresco dining and sunbathing surrounded by shrub beds and a flowering cherry tree. It also has an additional electricity supply that could be used for a hot tub. There is an archway to the discreetly hidden 'kitchen garden' that includes a garden shed and lean to storage area, a greenhouse and raised vegetable beds.

































# Seller Insight

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“ We bought this property in 2017 and thoroughly enjoyed the challenge of creating this ‘one-of-a-kind’ luxurious family home and are really proud of our achievement. However we feel it is time for us to downsize and hand the baton on to another family who hopefully will appreciate and enjoy it as much as we have. We really like the location and found it very convenient as it is only a short walk to the seafront, beaches, town centre and the station.

Broadstairs is a charming Victorian seaside town with a wide variety of individual shops, beaches, bars and restaurants as well as annual events such as Folk Week, the Dickens Festival and the Food Fair. For golfing enthusiasts we are close to the excellent North Foreland Golf club, while you can enjoy riding at the nearby Elmwood Farm Riding Centre or surfing at Joss Bay.

There are also rugby, cricket, tennis, squash and bowls clubs in the town and you can easily get to the Westwood Cross shopping centre for more in depth retail therapy. Here you will find a wide selection of high street stores and retail outlets as well as the Vue cinema, a casino, bars, eateries and a gym. Local education facilities are second-to-none with excellent primary, junior and grammar schools as well as a wide choice of secondary and private schools in the vicinity.\*

\* 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.













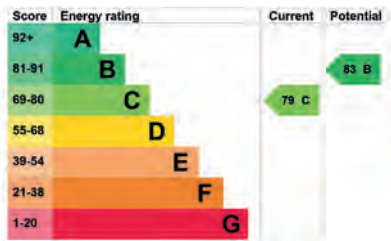












## Ground Floor

Approx. 182.3 sq. metres (1962.4 sq. feet)





## First Floor

Approx. 178.4 sq. metres (1920.4 sq. feet)



## GROUND FLOOR

|                            |                              |
|----------------------------|------------------------------|
| Entrance Hall              | 28'5 (8.67m) x 10'1 (3.08m)  |
| narrowing to 6'6 (1.98m)   |                              |
| Lounge                     | 17'8 x 15'9 (5.39m x 4.80m)  |
| Shower Room                |                              |
| Plant Room                 |                              |
| Snug/Study                 | 14'1 x 11'8 (4.30m x 3.56m)  |
| Kitchen/Dining/Living Room | 37'9 (11.51m) x 18'0 (5.49m) |
|                            | narrowing to 13'7 (4.14m)    |
| Utility Room               |                              |
| Cloakroom                  |                              |

## FIRST FLOOR

|                           |                             |
|---------------------------|-----------------------------|
| Galleried Landing         | 28'0 (8.54m) x 15'4 (4.68m) |
|                           | narrowing to 5'9 (1.75m)    |
| Bedroom 3                 | 18'2 x 16'0 (5.54m x 4.88m) |
| En Suite Bathroom         | 8'6 x 6'4 (2.59m x 1.93m)   |
| Bedroom 4                 | 19'5 (5.92m) x 12'9 (3.89m) |
|                           | narrowing to 10'4 (3.15m)   |
| En Suite Bathroom         | 7'9 x 5'8 (2.36m x 1.73m)   |
| Walk In Wardrobe          |                             |
| En Suite Shower Room      |                             |
| Bedroom 5                 | 10'6 x 7'8 (3.20m x 2.34m)  |
| Main Bedroom              | 17'9 x 16'0 (5.41m x 4.88m) |
| Dressing Room             | 11'9 x 10'0 (3.58m x 3.05m) |
| En Suite Bath/Shower Room | 11'9 x 8'0 (3.58m x 2.44m)  |

## OUTSIDE

|                |                             |
|----------------|-----------------------------|
| Garage         | 20'1 x 13'9 (6.13m x 4.19m) |
| Store Room     | 13'9 x 7'4 (4.19m x 2.24m)  |
| Rear Garden    |                             |
| Front Garden   |                             |
| Gated Driveway |                             |

Council Tax Band: G  
Tenure: Freehold









## Travel Information

### By Road

|                     |            |
|---------------------|------------|
| Broadstairs Station | 0.6 miles  |
| Channel Tunnel      | 0.5 miles  |
| Dover Docks         | 22.8 miles |
| Canterbury          | 19.1 miles |
| Gatwick Airport     | 84.8 miles |
| Charing Cross       | 80.0 miles |

### By Train from Broadstairs:

|                        |             |
|------------------------|-------------|
| High-Speed St. Pancras | 1hr 22 mins |
| Charing Cross          | 1hr 56 mins |
| Victoria               | 1hr 48 mins |
| Canterbury West        | 25 mins     |
| Ashford International  | 42 mins     |

### Leisure Clubs & Facilities

|   |              |
|---|--------------|
| Surf School Joss Bay                    | 01843 868171 |
| North Foreland Golf Club                | 01843 862140 |
| Thanet Wanderers RUFC                   | 01843 868857 |
| Broadstairs and St. Peter's Bowls Club  | 01843 861293 |
| Broadstairs and St. Peter's Tennis Club |              |
| Elmwood Farm Riding Centre              |              |

## Healthcare

|                              |
|------------------------------|
| St. Peter's Surgery          |
| Broadstairs Medical Practice |
| Mocketts Wood Surgery        |
| QEQM Hospital                |

## Education

### Primary Schools:

|                                  |
|----------------------------------|
| Callis Grange Nursery and Infant |
| St. Peter's Primary              |
| St. Joseph's Primary             |
| Upton Junior                     |
| Wellesley Hadden Dene            |
| St. Lawrence Junior              |

### Secondary Schools:

|                               |
|-------------------------------|
| Charles Dickens               |
| St. George's                  |
| Dane Court Grammar            |
| Chatham and Clarendon Grammar |
| St. Lawrence Senior           |

|              |
|--------------|
| 01843 608860 |
| 01843 608836 |
| 01843 862996 |
| 01843 225544 |

|              |
|--------------|
| 01843 862531 |
| 01843 861430 |
| 01843 861738 |
| 01843 861393 |
| 01843 862991 |
| 01843 572900 |

|              |
|--------------|
| 01843 862988 |
| 01843 609000 |
| 01843 864941 |
| 01843 591075 |
| 01843 572900 |

## Entertainment

|                                   |              |
|-----------------------------------|--------------|
| Sarah Thorne Theatre, Broadstairs | 01843 863701 |
| Granville Theatre, Ramsgate       | 01843 591750 |
| Vue Cinema Complex                | 0871 2240240 |
| Palace Cinema                     | 01843 865726 |
| Tartar Frigate Restaurant         | 01843 862013 |
| Royal Albion Hotel                | 01843 868071 |
| Charles Dickens pub               | 01843 603040 |
| Kebbels                           | 01843 319002 |
| Sardinia                          | 01843 602260 |

## Local Attractions/Landmarks

|                                 |              |
|---------------------------------|--------------|
| Crampton Tower                  | 01843 871133 |
| Dickens House Museum            | 01843 861232 |
| Quex Park                       | 01843 841119 |
| Lilliput Mini Golf              | 01843 861500 |
| Turner Contemporary             | 01843 233000 |
| Spitfire and Hurricane Museum   | 01843 821940 |
| Hornby Visitor Centre, Westwood | 01843 233524 |
| Westwood Cross Shopping Centre  |              |







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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