



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

FINE & COUNTRY

CADHAY

Step inside

Cadhay

This unique family residence defines modern luxury, with its marble floors, aluminium framed windows and front door, a unique staircase, Smallbone designed bathrooms and an Umbermaster kitchen.

Solid wood automatic gates and a separate pedestrian gate open onto a block paved driveway framed by a charming front garden with mature shrub and trees, a lawn and an Indian sandstone terrace that wraps around the entire home. The striking double height vestibule offers captivating views up to the galleried landing and features luxurious marble flooring with underfloor heating that extends through much of the living space. From the front door it seamlessly opens into the expansive entrance hall, where a fabulous staircase takes centre stage.

A charming dual aspect lounge has a large picture window and a fireplace with a limestone mantle and a granite hearth. The dual aspect snug/study/bedroom six has bi-fold doors to the front terrace and an adjacent shower room. While the vibrant heart of the home is the kitchen/dining/living room with a wall of large sliding patio door and plenty of space for seating and dining areas. The superb open-plan kitchen is perfect for entertaining, featuring a central island with a breakfast bar, elegant units, and sleek quartz worktops housing integrated appliances. Adjacent to the kitchen, a well-appointed utility room and a conveniently located cloakroom seamlessly leading into the integral garage.

Off the spacious galleried landing there are five double bedrooms four with luxurious en-suite bathrooms that have wired data and TV points. The impressive master suite bedroom has a separate dressing room with Smallbone bedroom furniture.

The boiler room incorporates a water softener and control systems for the underfloor heating, WiFi and CCTV and the integral garage has a large storage area.

The garden has external lighting and features the large terrace surrounded by raised flower and shrub beds, multiple seating areas seating/dining patios, shed, greenhouse and raised vegetable beds.





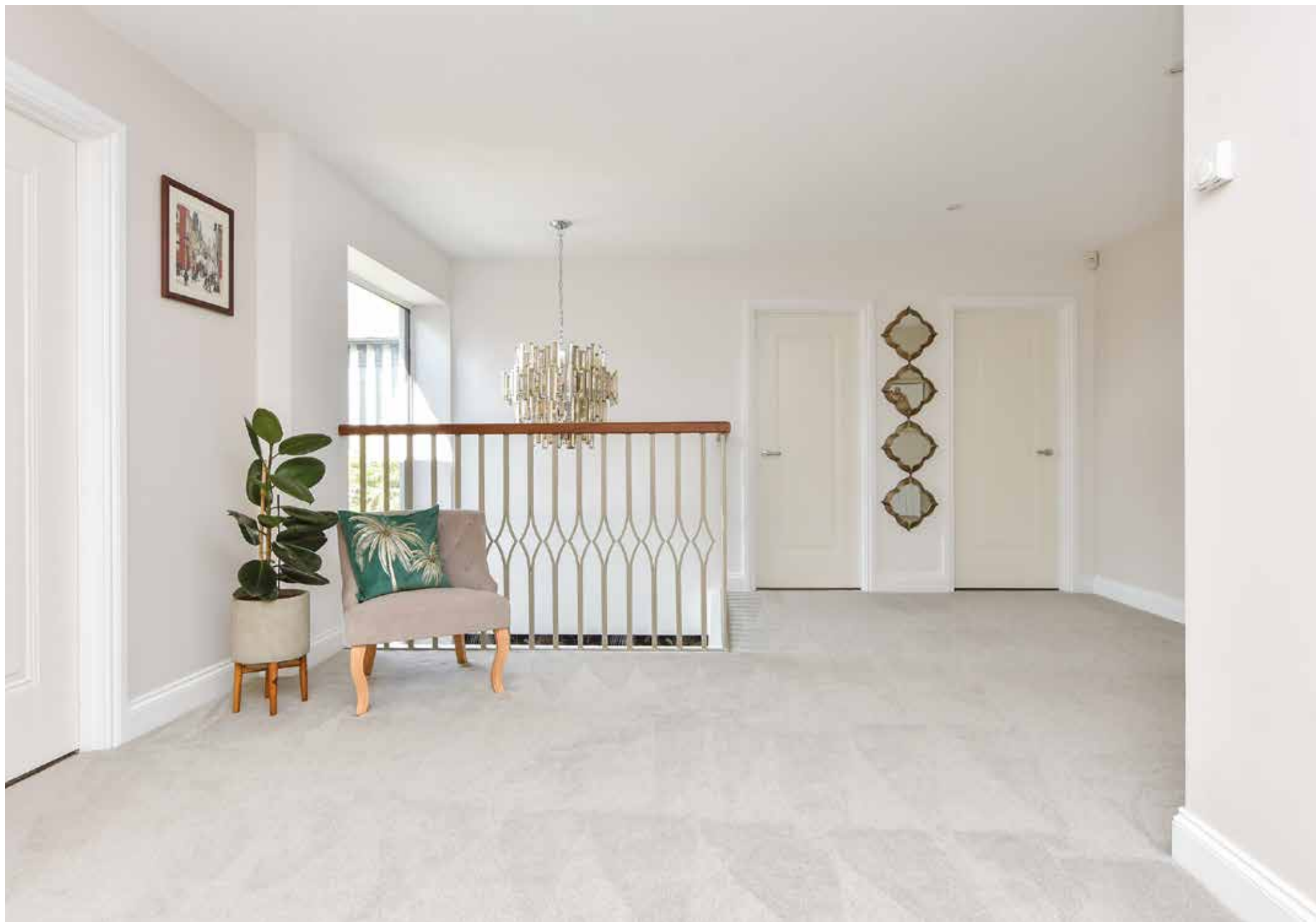












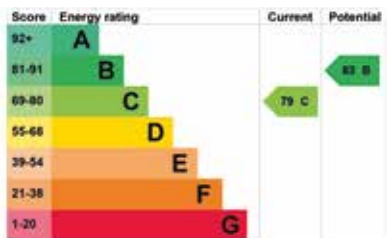


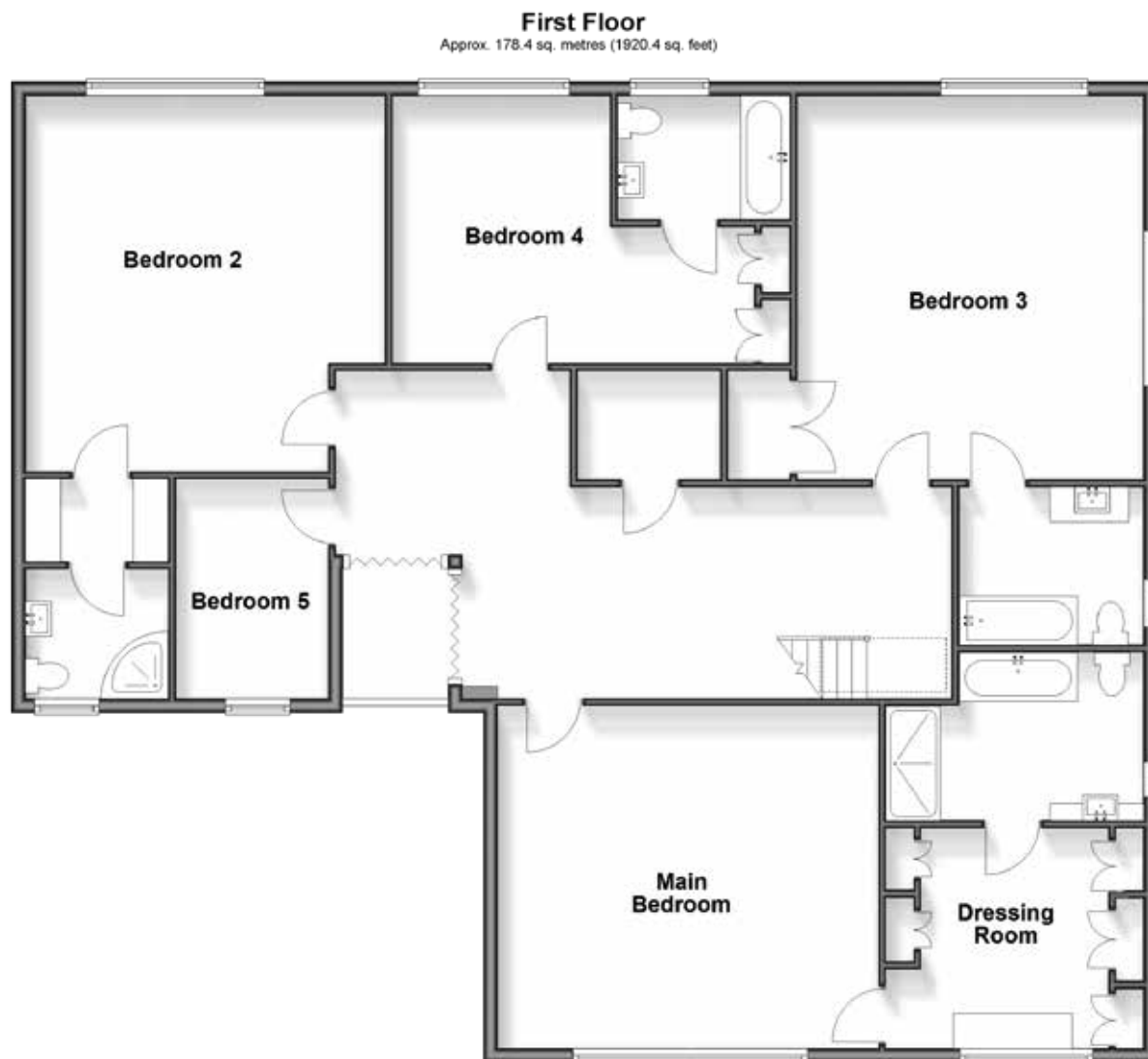












GROUND FLOOR

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) narrowing to 10'4 (3.15m) x 12'9 (3.89m)
	7'9 x 5'8 (2.36m x 1.73m)
En Suite Bathroom	
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

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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