

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



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.

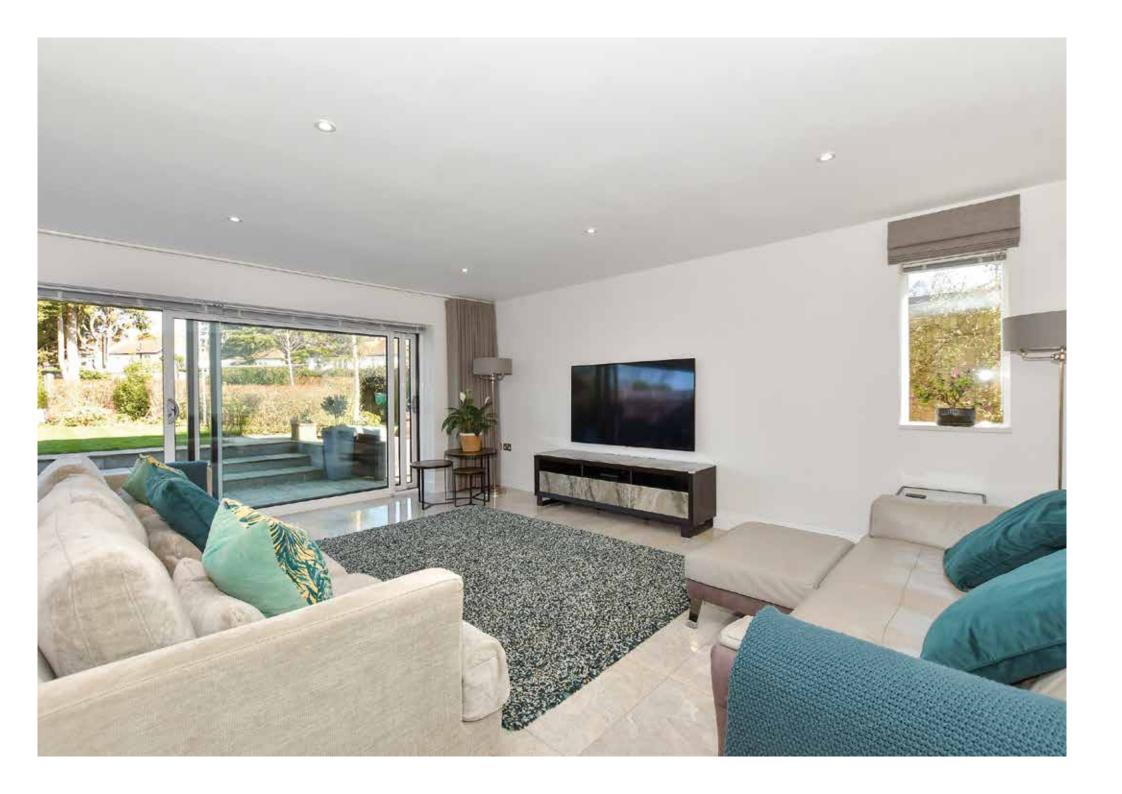
Off the spacious galleried landing there are five double bedrooms four with luxurious en-suite bathrooms that have wired data and TV points. The impressive master suite bedroom has a separate a dressing room with Smallbone bedroom furniture.

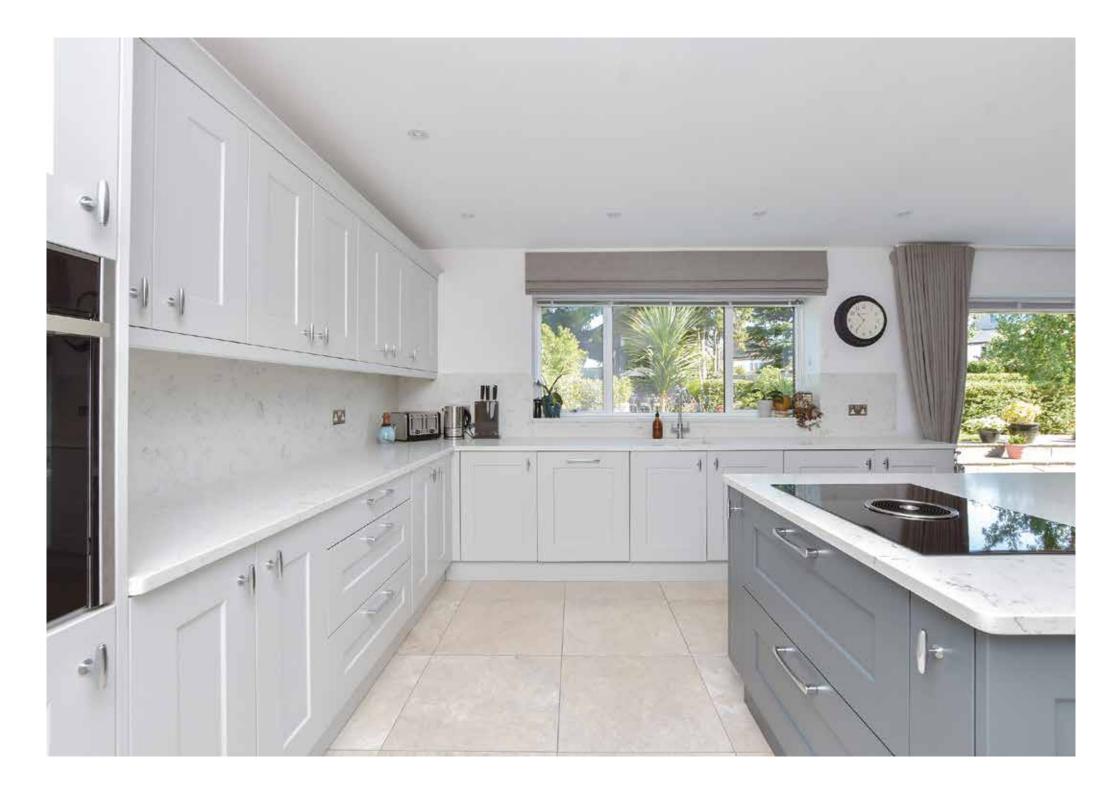
The boiler room incorporates a water softener and control systems for the underfloor heating, WiFi and CCTV and the integral garage has a large storage area.

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.















Seller Insight



We thoughtfully designed this family home, blending spacious, light-filled areas with warmth and character. Every detail has been meticulously crafted to ensure a seamless flow, perfect for family living.

We love living in Broadstairs, with the seafront, sandy shores, and vibrant town centre only a short walk away. The location is full of character, and perfect for all aspects of family life with a community spirit, close to cafés, restaurants, and independent shops. The train station is nearby with a direct fast train to St. Pancras in less than an hour and a half.

We have especially appreciated the variety of leisure options nearby, from Thanet Wanderers Rugby Club and North Foreland Golf Club to Elm Farm Riding Centre and the local beaches. There are also fantastic facilities such as cricket, tennis, squash, bowls and free pickleball courts.

For families, the area offers outstanding education opportunities, with excellent primary, junior, and grammar schools, plus a great choice of secondary and private schools close by."

^{*} 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



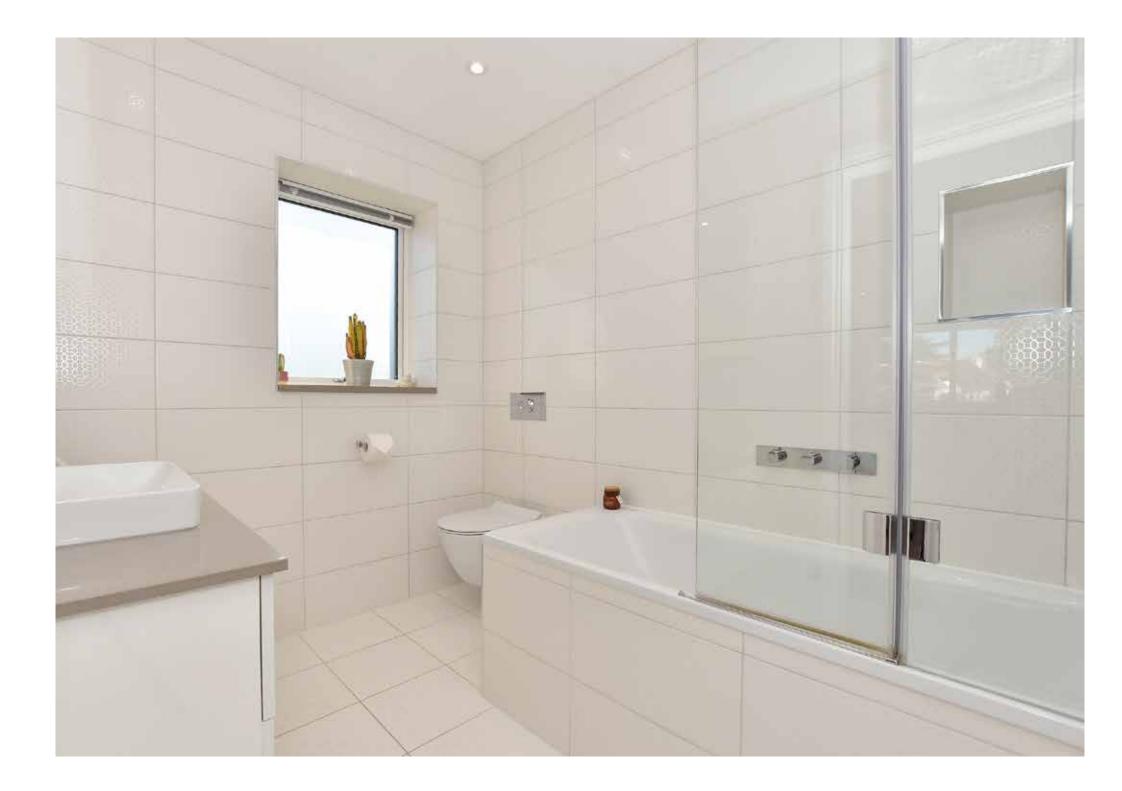


















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GROUND FLOOR

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)

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

> Council Tax Band: G Tenure: Freehold





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.







01843 868171 01843 862140 01843 868857

01843 861293



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:

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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
North Foreland Golf Club
Thanet Wanderers RUFC
Broadstairs and St. Peter's Bowls Club
Broadstairs and St. Peter's Tennis Club
Elmwood Farm Riding Centre

Healthcare

St. Peter's Surgery	01843 608860
Broadstairs Medical Practice	01843 60883
Mocketts Wood Surgery	01843 86299
QEQM Hospital	01843 22554

Education Primary Schools:

Callis Grange Nursery and Infant	01843 862531
St. Peter's Primary	01843 861430
St. Joseph's Primary	01843 861738
Jpton Junior	01843 861393
Wellesley Hadden Dene	01843 862991
St. Lawrence Junior	01843 572900

Secondary Schools:

Secondary Schools.	
Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 86494
Chatham and Clarendon Grammar	01843 59107
St. Lawrence Senior	01843 572900

Entertainment

Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
Vue Cinema Complex	08712240240
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

Eocal / (chacholis/ Earlamai Ks	
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.

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