



16 London Road
Ramsgate | Kent | CT11 0DA

FINE & COUNTRY

Step inside

16 London Road

Conveniently located not far from Ramsgate station, the seafront and town centre and only a short distance from the dual carriageway for London, Dover and Canterbury, is this charming detached Edwardian family home. It was built in the 1920s and has been sensitively modernised by the current owners and is immediately available with no forward chain. At the same time it retains a plethora of original and period features that give it such a special character including exposed wall and ceiling beams, leaded light and stained glass windows, original doors and the original oak staircase.

The property is set well back from the road and approached down a block paved driveway leading to the garage. It provides parking for several cars and is bordered by a professionally landscaped front garden with brick bordered shrub beds and a curved manicured lawn. The attractive original wood front door opens into a fascinating, partially double height hallway with wall beams, views of the galleried landing, an understairs cupboard and access to the ground floor accommodation.

This includes the very impressive triple aspect lounge with wall and ceiling beams, charming stained glass windows, an attractive Victorian fireplace and a multi-pane glazed door to a south facing sun room with French doors to the patio and where you can enjoy views over the garden. There is a good sized dining room with a large box bay window and a dual aspect fitted kitchen with white shaker style units and stand-alone appliances as well as an adjacent cloakroom. A door leads out from the kitchen to a lobby that runs along the side of the property and is ideal for coats and boots. It includes the boiler room that also doubles as the utility room and has doors leading to both the driveway and the rear garden.

Walking up the staircase you can appreciate the wonderful stained glass window that provides light into the hall and to the L shaped galleried landing. On the first floor there is an airing cupboard, a spacious family bathroom with a large and attractive vanity basin and four double bedrooms including three with distant sea views. The bedrooms include a small double that would make an excellent nursery or office, one with the original gas fire and a fitted cupboard and two with built in wardrobes.

The easy-to-manage south facing rear garden is fenced and primarily laid to lawn with a patio area. It is a real blank canvas and just ready for new owners to create their own individual outdoor space.





Seller Insight

“ We have thoroughly enjoyed refurbishing this property including rewiring, replumbing, installing a new boiler two years ago and creating the kitchen as well as landscaping the front garden while still retaining the wonderful period features. There is also the opportunity for new owners to develop the property further by perhaps incorporating the garage as additional living accommodation, subject to the necessary planning permissions.

The house is in a very convenient location as it is just a 12 minute walk to Ramsgate station where the fast trains can whisk you to St Pancras in under an hour and a quarter. We can also stroll into the town centre with its independent shops, high street stores and hair and beauty salons as well as supermarkets including Waitrose or wander down to the marina and harbour area with its variety of bars and restaurants. There is also the large sandy beach while you can enjoy walking or cycling along the Esplanade or the East Cliff to the George VI memorial park, which is a great place for a dog walk or if you are not so energetic you can always 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.

here are plenty of opportunities for sporting enthusiasts 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.

* 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

Ramsgate Station	0.8 miles
Thanet Parkway Station	2.3 miles
Dover Docks	20.8 miles
Channel Tunnel	27.3 miles
Canterbury	16.5 miles
Gatwick Airport	81.2 miles
Charing Cross	78.7 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:

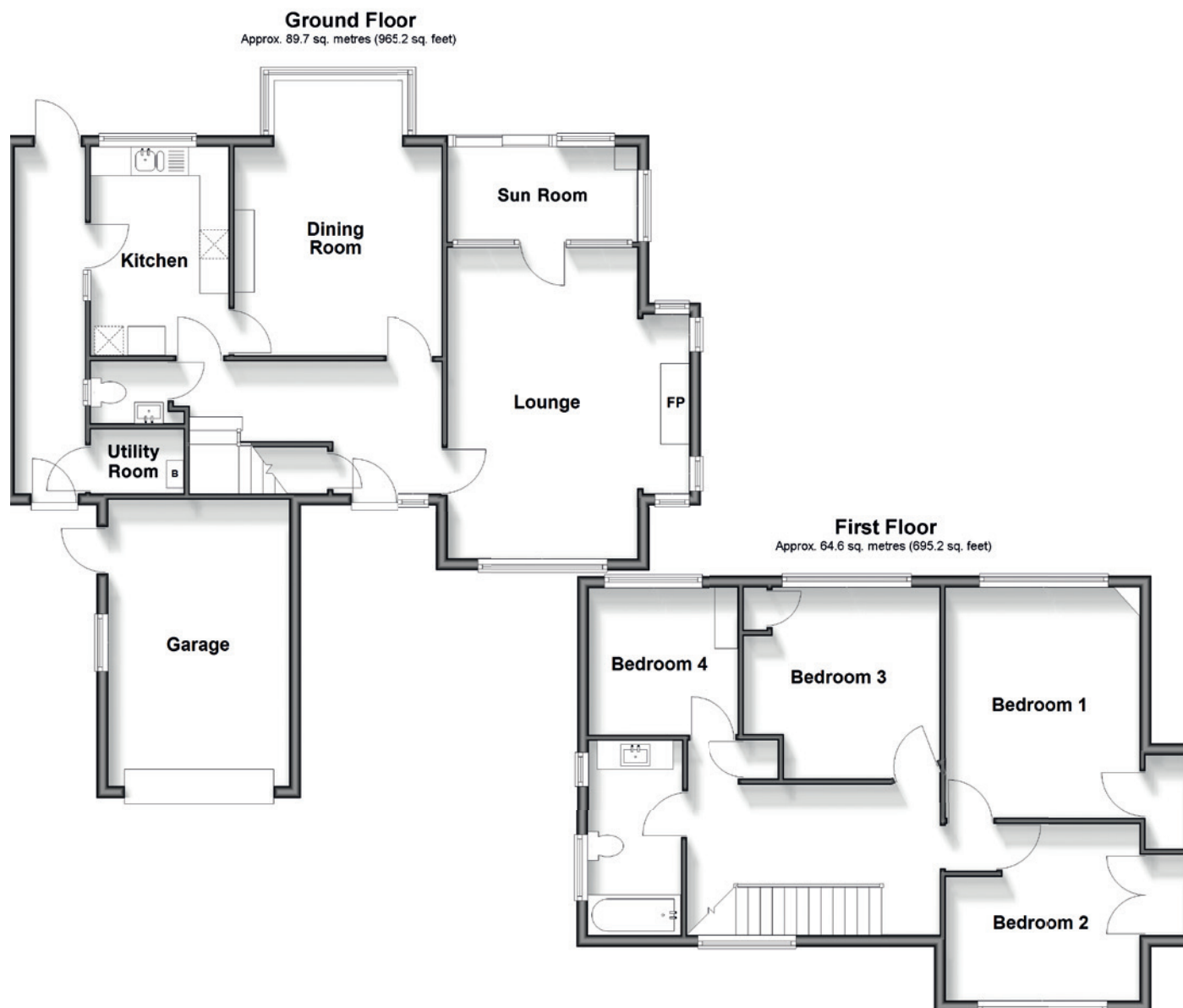
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

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	



GROUND FLOOR

Porch	
Entrance Hall	
Lounge	17'9 x 13'1 (5.41m x 3.99m)
Sun Room	5'3 x 4'6 (1.60m x 1.37m)
Dining Room	15'8 x 11'10 (4.78m x 3.61m)
Kitchen	11'8 x 7'10 (3.56m x 2.39m)
Cloakroom	
Utility Room	

FIRST FLOOR

Landing	
Bedroom 1	13'11 x 11'11 (4.24m x 3.63m)
Bedroom 2	13'11 x 10'11 (4.24m x 3.33m)
Bedroom 3	11'2 x 11'1 (3.41m x 3.38m)
Bedroom 4	8'4 x 7'3 (2.54m x 2.21m)
Separate Toilet	
Bathroom	11'1 x 5'2 (3.38m x 1.58m)

OUTSIDE

Rear Garden
Front Garden
Driveway
Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F
Tenure: Freehold

Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

