



Fitzroy Lodge
71 Fitzroy Avenue | Broadstairs | Kent | CT10 3LT

FITZROY LODGE

Step inside

Fitzroy Lodge

Believed to have been designed by the famous architect Edwin Lutyens, this stunning seaside residence is very impressive. Created in the Tudor style it has fabulous original external and internal features that give it such a wonderful and unique character. At the same time over recent years the current owners have completely but sensitively renovated the entire property to an extremely high standard providing everything needed for modern day living including pressurised water systems, air conditioning and even two boilers. They have created a very special family home, partially hidden from view behind two sets of solid wood gates and high hedging but close to the seafront at the very attractive Blue Flag Botany Bay.

As you sweep through one pair of solid wood automatic gates onto the in-and-out carriage driveway you can enjoy your first sight of this awe-inspiring property with its ornate high chimney stacks, varied roof lines, gable dormers, mellow brickwork, Heritage oak framed leaded light style double glazed windows and black and cream elevations. In addition there is the delightful pitched roof porch with diamond pane windows and the original Tudor style front door that opens into a lobby and an inner front door that leads to the awe-inspiring entrance hall that includes a partially double height beamed and angled ceiling.

With its oak flooring, wall panelling, fascinating stained glass windows, the original oak staircase and views to the stylish curved galleried landing as well as an historic stone fireplace, the hall is warm and welcoming with access to the main reception rooms. These include the spacious and elegant triple aspect drawing room with marble flooring, a beautiful and ornate stone fireplace you can cosy up to on a cold winter's evening as well as original leaded light doors that open into the charming sun room. This light and bright triple aspect area has five bi-fold doors to the York stone terrace, providing delightful views over the garden and, when the doors are open, you really feel you are enjoying the great outdoors.

A Tudor style door opens into the charming dual aspect snug, which is where the family spend much of their time. It has wood flooring, lovely half height wood panelling, a door to the garden room and, as a wonderful focal point, there is the 'piece de resistance' - a truly historic stone fireplace with a backplate commemorating victory over the Spanish Armada in 1588.

An archway from the hall leads to the attractive dining room where friends and family will enjoy being entertained. It has bi-fold doors to the terrace, with hardwearing Amtico flooring that flows through to the kitchen/ breakfast room, Carrara marble window sills and painted ceiling beams as well as access to a downstairs cloakroom and utility room. A gorgeous arched original oak and studded door opens into the superb light and bright dual aspect kitchen/breakfast room with a painted beamed ceiling and two sets of bi-fold doors to the garden.

It includes an impressive Lacanche cooker, attractive shaker style wood units with Carrara marble worktops housing a full height fridge and separate freezer, a built in microwave, two dishwashers and a wine cooler. There is also a central island/breakfast bar as well as plenty of space for a table and chairs. An adjacent cloakroom and a dual aspect family room and study area with panelled walls and a large square bay window overlooking driveway complete the extensive ground floor accommodation.

The iconic curved galleried landing provides access to a storage cupboard and a cloakroom and leads to a double bedroom with an ensuite shower and the delightful dual aspect main bedroom with its ornate coving and feature wall of metallic wallpaper apparently based on a design created for Hampton Court. There are attractive fitted wardrobes and an eaves cupboard as well as a luxurious ensuite bathroom with marble window sills, herringbone wood flooring and half height panelling as well as twin stone-topped vanity basins, a separate monsoon shower and a stand-alone oval bath with claw feet.

At the other end of the landing steps lead down to a family shower room and four further bedrooms. These include a double with an ensuite bathroom, a seating area and built in shelving, a large single with a fitted cupboard, a double with a built in wardrobe and a delightful dual aspect guest room with a vaulted ceiling and an ensuite shower.

The rear garden is completely secluded and surrounded by tall specimen and exotic trees and shrubs. Over the past 10 years the owners have discovered and resurrected amazing original plantings in the Gertrude Jekyll style, created when the property was first built. These can be fully appreciated when sitting on the stunning York stone terrace that spans the width of the property and is just the place for al fresco dining and outdoor entertaining. There is a spacious central lawn ideal for badminton, croquet or to kick a ball around and a stunning original fountain. For security and so you can enjoy the garden well into the evening there is external lighting and 'uplighting' among the trees.

The property is also very safe and secure for pets as there is fencing around the perimeter and a totally enclosed pet area designed by a professional zoo company. This includes a gravel and patio area as well as rear access to the double garage and a charming wrought iron gate to the front drive.

















Seller Insight

“ We bought this fascinating property about 15 years ago. It was in a somewhat parlous state with windows hanging off and a very uncared for persona as there had been plans to demolish it and build apartments on the site. But it was such an iconic building, originally built for William Capel Slaughter of the Slaughter and May international law firm and co-founder with Lord Avebury of the renowned North Foreland golf club, that we felt it could make a wonderful family home. So we spent a year renovating and refurbishing it as well as modernising certain aspects, while still keeping true to the original integrity of the building. So now it has that wonderful mix of historic character and 21st century modernity as well as having complete security.

We love the location as it is very quiet and private but we can be on the seafront in a couple of minutes. There are wonderful places to go for walks and, if you want a meal out but don't want to take the car, you can always take a stroll to the Botany Bay hotel, the Captain Digby or the delightful Thai restaurant at the 19th Hole. We are also close to the North Foreland Golf Club and not far from Joss Bay if you like surfing.

While the nearby Victorian seaside town of Broadstairs includes the famous Viking Bay, a wide variety of bars and excellent restaurants and unusual independent shops as well as a cinema and theatre. There are also regular and annual events such as Folk Week, the Dickens Festival and the Food Fair and a mainline station with fast trains to St Pancras taking under an hour and a half. With regard to education there are excellent primary, junior, grammar and private schools in the vicinity while other sports available include cricket, tennis, rugby and squash.*

* 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 Information

By Road

Broadstairs Station	2.4 miles
Channel Tunnel	29.6 miles
Dover Docks	23.3 miles
Canterbury	19.1 miles
Charing Cross	79.9 miles
Gatwick Airport	84.8 miles

By Train from Broadstairs:

High-Speed St. Pancras	1 hr 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	018143 861293
Broadstairs and St. Peter's Tennis Club	

Healthcare

St. Peter's Surgery	01843 608860
Broadstairs Medical Practice	01843 608836
Mocketts Wood Surgery	01843 862996
QEQM Hospital	01843 225544

Education

Primary Schools:	
Callis Grange Nursery and Infant	01843 862531
St. Peter's Primary	01843 861430
St. Joseph's Primary	01843 861738
Upton Junior	01843 861393
Wellesley Haddon Dene	01843 862991
St. Lawrence Junior	01843 572900
St George's Primary	01843 609000

Secondary Schools:

Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon House	01843 591075
St. Lawrence Senior	01843 572900

Entertainment

Theatre Royal	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Botany Bay Hotel	01843 868641
Captain Digby	01843 867764
19th Hole	01843 869548

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
Shell Grotto, Margate	01843 220008





Ground Floor

Approx. 185.0 sq. metres (1991.8 sq. feet)

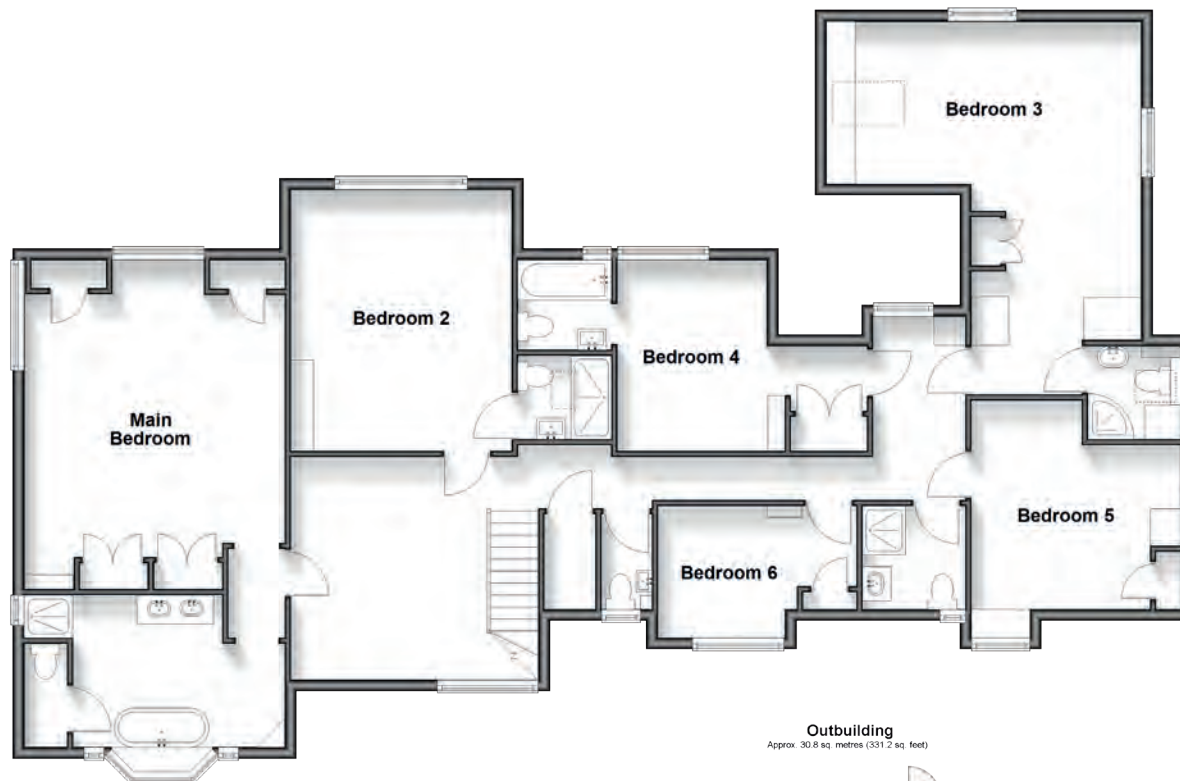


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First Floor Approx. 158.2 sq. metres (1702.3 sq. feet)



GROUND FLOOR

Porch	
Entrance Hall	
Drawing Room	21'11 x 16'10 (6.68m x 5.13m)
Sun Room	
Snug	14'10 x 12'10 (4.52m x 3.91m)
Dining Room	21'8 x 12'8 (6.61m x 3.86m)
Cloakroom	
Utility Room	
Kitchen/Breakfast Room	22'9 x 18'5 (6.94m x 5.62m)
Cloakroom 2	
Family Room	21'2 x 17'9 (6.46m x 5.41m)

FIRST FLOOR

Galleried Landing	
Main Bedroom	17'2 x 14'5 (5.24m x 4.40m)
En Suite Bath/Shower Room	
Bedroom 2	14'11 x 12'7 (4.55m x 3.84m)
En Suite Bathroom	
Bedroom 4	14'0 x 11'3 (4.27m x 3.43m)
En Suite Bathroom	
Bedroom 3	21'3 x 17'10 (6.48m x 5.44m)
En Suite Shower Room	
Bedroom 5	12'0 x 12'0 (3.66m x 3.66m)
Shower Room	
Bedroom 6	11'4 x 11'3 (3.46m x 3.43m)
Separate WC	

OUTBUILDING

Double Garage	19'4 x 19'2 (5.90m x 5.85m)
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OUTSIDE

Electric Gated In & Out Driveway
Front Garden
Rear Garden

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	75 C
39-54	E		
21-38	F		
1-20	G		





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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