



16 Shakespeare Road  
Birchington | Kent | CT7 9ES

FINE & COUNTRY







# Step inside

## 16 Shakespeare Road

Located on a quiet road just a couple of minutes' walk from the seafront is this charming and extended 1930s family home with cream coloured walls and a high chimney stack. It has plenty of flexible space including a couple of detached buildings that would make excellent offices/games rooms or converted into self-contained accommodation. The house is set back from the road with a gravel driveway to the garage and front door and additional off road parking at the front of the property on the 'in and out' drive.

There is a large porch and cloakroom leading to the spacious hall with stylish laminate walnut flooring that flows through much of the house, French doors to a covered terrace and a glass door to the elegant dual aspect lounge. This is part of the original property and includes dado and picture rails, coved ceiling and a lighting rose as well as a stone surround fireplace with a remote control coal effect electric fire.

Family and friends will thoroughly enjoy a meal in the very spacious open plan dining and sitting areas. There is a wall of bi-folding doors to the rear terrace and delightful views across the garden and, when these doors are open, you definitely feel as though you are bringing the outside indoors. There is a big kitchen/breakfast room with tiled flooring, a central island and units housing an induction hob, a built in oven and stand alone appliances as well as access to the conservatory/utility room and an outside door to the boiler shed and storage facilities.

On the first floor landing there is an airing cupboard and an opening to the fully boarded and insulated loft that also has lighting, as well as access to the family bathroom and four double bedrooms. These include the main bedroom with its impressive en suite bathroom that has a stand-alone claw foot bath, a separate shower and fitted vanity basins.

Outside in the rear garden there is something fascinating to see wherever you look. The covered terrace is ideal for outdoor dining while the rear terrace that spans the width of the house is great on those balmy summer days. A separate, triple aspect building with first floor storage facilities and a raised pergola covered decked patio outside would make an ideal bar and games room. While, at the end of the garden, there is an attractive 'music room' that is insulated, carpeted, has electrics and lighting and is approached via a gravel terrace. It could become an excellent studio or office, particularly if you work from home and need a bit of peace and quiet. The rest of the rear garden is laid to lawn with shrubs, fruit trees and a simply delightful pond with a little bridge surrounded by a terrace.





# Seller Insight

“ We have thoroughly enjoyed living here for the past nine years. However we feel it is time for us to downsize and move nearer our children. It is very quiet and peaceful as the road doesn't really go anywhere and it is only a short stroll to the seafront. We are very close to the bowls and tennis clubs and, if anyone is interesting in water skiing, the waterski club launch their boats at nearby Beresford Gap.

Birchington village centre is within easy walking distance. It has a mainline train station that can whisk you to London on the high speed rail in about an hour and a half, individual shops and supermarkets as well as hairdressers, nail bars, vets and a medical centre. There are some excellent restaurants and pubs in the vicinity plus Quex Park with its museum and outside complex that includes a garden centre, leisure activity areas, craft shops and a livery stables while Quex Barn offers excellent food shopping in its farm shop and a great eating experience in the restaurant.

The local Birchington primary is a good school and there is also King Ethelbert secondary school and the Ursuline College available in Birchington and Westgate while grammar and private schools can be found in nearby Broadstairs and Ramsgate. As well as the sailing and water ski club there is wind surfing in Minnis Bay and the Westgate and Birchington Golf Club for golfing enthusiasts. If you enjoy walking there are a number of excellent places for a bracing stroll with the dog and for cyclists you can revel in a trip to Reculver along the Viking Coastal Trail. There is also a very good and inexpensive cinema in Westgate, theatres in Margate, Ramsgate and Broadstairs and if you want to go further afield Westwood Cross includes a large shopping centre with a variety of high street stores, a retail park and the Vue cinema complex as well as a casino and numerous restaurants.”\*

\* 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	
Birchington Station	0.3 miles
Canterbury	13.0 miles
Dover Docks	24.2 miles
Channel Tunnel	31.1 miles
Gatwick Airport	78.5 miles
Charing Cross	73.8 miles

By Train from Birchington	
High-Speed St. Pancras	1hr 32ins
High Speed Ashford International	1hr 07 mins
Canterbury	44 mins
London Charing Cross	2hr 57mins
London Victoria	1hr 39 mins

**Leisure Clubs & Facilities**

Westgate and Birchington Golf Club	01843 831115
North Foreland Golf Club	01843 862140
Minnis Bay Sailing Club	01843 841588
Birchington Bowls and Tennis Club	01843 841086

**Healthcare**

Birchington Medical Centre	01843 848818
Garlinge Surgery	01843 255693
QEQM Hospital, Margate	01843 225544

**Education**

**Primary Schools:**

Birchington Primary	01843 841046
St. Crispin's Community Primary	01843 832040
Wellesley	01843 862991
St. Lawrence Junior	01843 587666

**Secondary Schools:**

King Ethelbert School	01843 831999
Ursuline College	01843 834431
Chatham House Grammar, Ramsgate	01843 591075
Clarendon House Grammar, Ramsgate	01843 591074
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

**Entertainment**

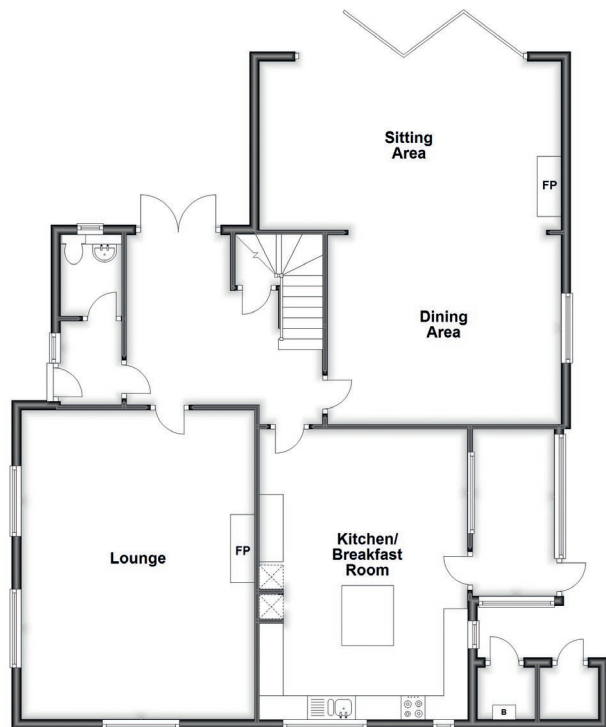
Minnis Bay Bar and Brasserie	01843 841844
The Smugglers Restaurant	01843 841185
The Powell Arms	01843 842777
Carlton Cinema	01843 832019
Vue Cinema Complex and Casino	01843 579999
Theatre Royal, Margate	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
The Sands Hotel, Margate	01843 228228

**Local Attractions/Landmarks**

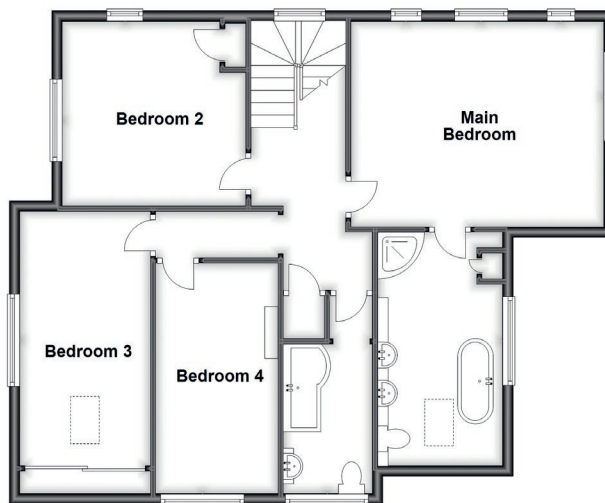
Dreamland Amusement Park	01843 295887
Quex Park Museum, Birchington	01843 842168
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Memorial Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	



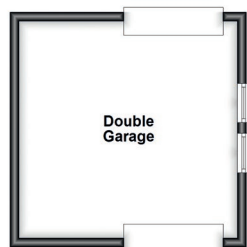
**Ground Floor**  
Approx. 130.6 sq. metres (1406.1 sq. feet)



**First Floor**  
Approx. 87.8 sq. metres (945.6 sq. feet)



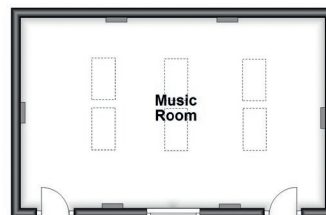
**Outbuilding 1**  
Approx. 21.8 sq. metres (234.1 sq. feet)



**Outbuilding 2**  
Approx. 24.3 sq. metres (261.7 sq. feet)



**Outbuilding 3**  
Approx. 26.9 sq. metres (289.6 sq. feet)



## GROUND FLOOR

Porch	
Hallway	
Cloakroom	
Lounge	21'0 x 15'10 (6.41m x 4.83m)
Kitchen/Breakfast Room	19'8 x 13'11 (6.00m x 4.24m)
Conservatory/Utility Room	11'7 x 5'6 (3.53m x 1.68m)
Dining Area	15'11 x 13'0 (4.85m x 3.97m)
Sitting Area	20'1 x 12'5 (6.13m x 3.79m)

## FIRST FLOOR

Landing	
Bedroom 2	12'2 x 11'8 (3.71m x 3.56m)
Bedroom 3	15'0 x 7'9 (4.58m x 2.36m)
Bedroom 4	14'10 x 7'8 (4.52m x 2.34m)
Bathroom	
Main Bedroom	15'11 x 13'0 (4.85m x 3.97m)
En Suite Bath/Shower Room	

## OUTSIDE

Rear Garden  
Front Garden  
Driveway

## OUTBUILDING 1

Double Garage	15'9 x 15'3 (4.80m x 4.65m)
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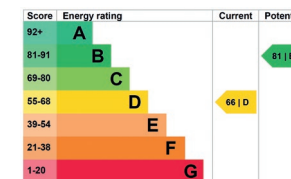
## OUTBUILDING 2

Former Garage/Workshop	21'6 x 13'3 (6.56m x 4.04m)
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## OUTBUILDING 3

Music Room	16'3 x 16'0 (4.96m x 4.88m)
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Council Tax Band: G  
Tenure: Freehold







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