



6 London Road
Ramsgate | Kent | CT11 0DA

FINE & COUNTRY





Step inside

6 London Road

Built at the height of the Edwardian era in 1910, this attractive detached residence has been modernised and extended in recent years but is still full of original features that give it so much character. The property is in an ideal location as it is within easy reach of the town centre as well as the seafront, royal harbour and marina. While it is only a short walk to excellent schools and the station, where the fast trains to St Pancras take less than an hour and a quarter, so it is ideally placed for families and commuters. At the same time there is easy access to the dual carriageway for London, Canterbury, Sandwich and Dover.

The house has great kerb appeal with its chimneystack, cream exterior, black and white box bay and leaded light windows as well as the attractive door on the front of the pitched roof garage. There is a block paved driveway where you can park a couple of cars, flanked by a lawn and raised shrub beds and a pathway that leads round to the porch and the inner oak front door. This opens into a fascinating hall with banquette seating, original oak doors that can be found throughout the property, oak panelled walls and wood flooring that flows through into the sitting room, the original oak staircase with an understairs cupboard and half height wall panelling on the stairs, period shutters on the windows as well as access to a cloakroom.

The ground floor accommodation includes a useful study and the very characterful sitting room that not only has the oak wall panelling but also exposed ceiling beams, an impressive inset area with a brick fireplace and fascinating stained glass windows. There are also leaded light style French doors to the charming sun lounge that has a veritable wall of large patio doors that open onto the spacious upper terrace.

Up to 10 family and friends can sit down to a meal in the delightful dining room that has French doors to the well-designed, dual aspect kitchen/breakfast room. This has a charming seating area adjacent to French doors that also open onto the upper terrace. The kitchen includes a hexagonal breakfast bar, a range cooker and wooden shaker style units with black marble worktops housing various appliances and an adjacent utility room with space for laundry facilities.

On the first floor landing there is a large storage and boiler cupboard as well as access to a boarded attic, the spacious family bathroom with a bath and separate shower and four double bedrooms. One is currently in use as an office, another has a box bay window, built in wardrobes and sea glimpses across to Pegwell Bay and round to Deal and a third includes fitted cupboards. The main bedroom features a shower room, a walk-in wardrobe and French doors to a large south facing balcony where you can enjoy the distant sea views while sipping your morning coffee and sometimes even see the twinkling lights of Calais in the evening.

The large, wraparound upper terrace is ideal for al fresco entertaining and includes steps down to the secluded easy-to-manage south facing rear garden with its large lawn surrounded by shrubs and fencing. There is a gravel seating area and a large garden shed as well as an attractive summerhouse with pine clad internal walls, housing a good sized Jacuzzi.











Seller Insight

“ This has been a wonderful home for the past eight years and, as it is set well back from the road, it is quite quiet and peaceful. The location is ideal as it is an easy walk to the station, schools, the town centre and the seafront. We love being able to stroll into the town with its independent shops, high street stores, hair and beauty salons and supermarkets including Waitrose or wander down to the marina and harbour area with its bars and restaurants or take in a show or film at the Grandville Theatre. There are also plenty of places to cycle, walk the dog or enjoy the large sandy beach with the kids.

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.

While sporting enthusiasts 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 nearby Broadstairs includes rugby, tennis 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

By Road:	
Ramsgate Station	0.9 miles
Thanet Parkway Station	2.2 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

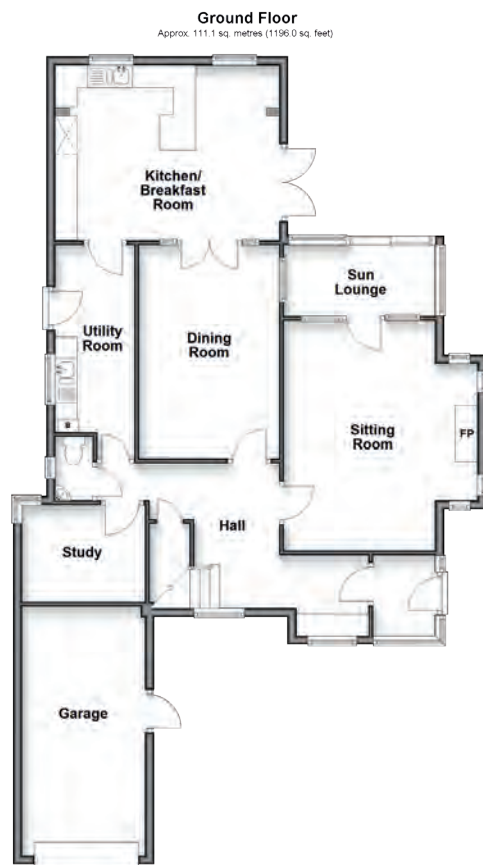
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

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	01843 233000
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum	01843 863453
Westwood Cross Shopping Centre	
Pegwell Nature Reserve	



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

Council Tax Band: F
Tenure: Freehold

GROUND FLOOR

Porch	
Hall	
Sitting Room	17'6 x 14'3 (5.34m x 4.35m)
Sun Lounge	11'9 x 5'10 (3.58m x 1.78m)
Dining Room	15'10 x 10'4 (4.83m x 3.15m)
Study	8'1 x 7'2 (2.47m x 2.19m)
Cloakroom	
Kitchen/Breakfast Room	17'2 x 16'9 (5.24m x 5.11m)
Utility Room	16'10 x 5'10 (5.13m x 1.78m)

FIRST FLOOR

Landing	
Main Bedroom	16'8 x 16'2 (5.08m x 4.93m)
En Suite Shower Room	
Balcony	17'6 x 4'6 (5.34m x 1.37m)
Bedroom 2	18'0 x 11'2 (5.49m x 3.41m)
Bedroom 3	12'2 x 9'8 (3.71m x 2.95m)
Bedroom 4	10'6 x 8'2 (3.20m x 2.49m)
Bath/Shower Room	13'3 x 6'9 (4.04m x 2.06m)

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Garage	17'6 x 10'9 (5.34m x 3.28m)

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