



Woodhatch
George Hill Road | Broadstairs | Kent | CT10 3JU

FINE & COUNTRY



Step inside

Woodhatch

Approached via a very long driveway, flanked by impressive Scotch pine trees and a vast front garden, lies this superb residence nestling in the midst of 1.14 of an acre of grounds including two paddocks. Originally the stables of a local pig farm it was converted into charming residential accommodation in 1955 and extended in 1986 but still retains wonderful external and internal period features from a bygone era.

These features are immediately apparent as soon as you see the property with its Kent peg tiled roof, brown and cream elevations, chimneys, leaded light style windows, Virginia creeper and the imposing pitched roof and oak framed front porch with tiled flooring and the original oak latch front door. This opens into the outer hall with terracotta tiled flooring, a door to the inner hall and access to the good sized study/fourth double bedroom. This is really useful for anyone working from home as it is easily accessible to business visitors who do not need to venture into the private part of the home.

There is also a door to the dual aspect kitchen/breakfast room with its high ceiling, original herringbone oak flooring, shaker style cream units housing a gas hob, built in double oven and stand-alone appliances as well as a peninsular breakfast bar. It has a door to the garden and an archway with steps up to the dining room that is also accessible from the inner hall. Guests will enjoy sitting down to a meal in this characterful room with its beamed ceiling, bay window, plate shelf and brick fireplace, with an open fire, flanked by attractive arched recesses.

The spacious, light and bright sitting room is the 'star of the show' with its coved ceiling, exposed beams, two bay windows providing views over the large and attractive south facing rear garden and the stunning brick surround inglenook style fireplace made with Elizabethan bricks. It has a tiled hearth and an open fire as well as a shelf made from part of the original Margate oak pier that was designed by Eugenius Birch in 1856 and demolished in 1978 due to safety concerns.

From the inner hall, with its herringbone oak flooring, there is access to the original oak staircase, a cloakroom and the utility room with mahogany veneered units and tiled worktops providing space for laundry facilities. There is also a downstairs bathroom with a jacuzzi bath adjacent to a charming triple aspect lounge with a fascinating angled window and large patio doors to the rear paved terrace.

On the spacious first floor landing there is a large window that overlooks the paddocks and was where the hay was originally stored when the building was stables. It leads to the family bathroom with a walk-in shower room and three double bedrooms including one with dual aspect, fitted cupboards, dado rails and French doors to a charming balcony where you can enjoy your morning coffee looking at views over the rear garden and the surrounding countryside. A second double bedroom is dual aspect with a shower and views over the paddocks and farmland, while there is a wonderful arched entrance with arched double doors that open into the dual aspect first bedroom. This has banquette seating, a wall of mirrored wardrobes, an ensuite shower room and delightful rural views.

Outside, the driveway carries on in front of the property and leads to an additional parking bay. It also continues past the side entrance to the double garage, providing plenty of off road parking for numerous vehicles. There is an additional parking area off the driveway that includes two large garden storage sheds and a wild garden. The rest of the front garden is mainly laid to lawn with high hedges and interspersed with mature trees and delightful shrub beds.

The large rear garden includes the terrace for outdoor entertaining and the vast level lawn, ideal for kids to kick a ball around or play with the dog. There is privet hedging, shrub borders and a summerhouse as well as access to the two large high pitched roof stables with storage facilities and an adjacent tack room as well as to the two paddocks.









Seller Insight

“ We have lived in the property for the past 47 years so it will be the first time it has come on the market in nearly half a century. We absolutely love it here and are only moving for health reasons. We enjoy the peace and quiet and the security that being surrounded by over an acre of grounds provides. At the same time we are only a minute from the bus stop, there is a newsagent/convenience store literally across the road and it is a minute's walk to the 19th Hole pub with its excellent Thai restaurant if you want a pleasant meal without having to take the car.

The renowned North Foreland golf club is within easy walking distance as is the blue flag beach at Botany Bay that is ideal for a swim in the summer and a walk with the dog in the winter. While the nearby Kingsgate beach is quiet and peaceful and surfing enthusiasts can go to Joss Bay. You can also enjoy an evening out at the Botany Bay hotel or stroll or cycle to the historic and family friendly Captain Digby pub and eatery.

Broadstairs town centre is only a five minute drive. It is a delightful Victorian seaside resort with a mainline station that can whisk you to London on the high speed train in under an hour and a half, a wide variety of individual shops, bars and restaurants as well as annual events such as Folk Week, the Dickens Festival and the Food Fair. There are also excellent education facilities in the area, from nursery up to grammar and private schools, including some rated Outstanding by Ofsted. While, for sporting aficionados, in addition to the golf club there are a variety of other clubs such as rugby, tennis, bowls and cricket as well as the Elmwood riding school.*

* 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: | |
| Broadstairs Station | 2.1 miles |
| Channel Tunnel | 29.6 miles |
| Dover Docks | 23.2 miles |
| Gatwick Airport | 84.7 miles |
| Canterbury | 18.9 miles |
| Charing Cross | 79.8 miles |

| | |
|----------------------------|-------------|
| By Train from Broadstairs: | |
| 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 | 01843 868171 |
| North Foreland Golf Club | 01843 862140 |
| Thanet Wanderers RUFC | 01843 868857 |
| Broadstairs and St. Peter's Bowls | 018143 861293 |
| Broadstairs and St. Peter's Tennis | |

Healthcare

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|------------------------------|
| St. Peter's Surgery |
| Broadstairs Medical Practice |
| Mocketts Wood Surgery |
| QEQM Hospital |

Education

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|-----------------------------|
| Primary Schools: |
| St George's Primary |
| St. Peter's Primary |
| St. Joseph's Primary |
| Upton Junior |
| Wellesley Hadden Dene |
| St. Lawrence Junior |
| Secondary Schools: |
| Charles Dickens |
| St. George's |
| Dane Court Grammar |
| Chatham and Clarendon House |
| St. Lawrence Senior |

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| 01843 608860 |
| 01843 608836 |
| 01843 862996 |
| 01843 225544 |

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| 01843 609000 |
| 01843 861430 |
| 01843 861738 |
| 01843 861393 |
| 01843 862991 |
| 01843 572900 |

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| 01843 862988 |
| 01843 609000 |
| 01843 864941 |
| 01843 591075 |
| 01843 572900 |

Entertainment

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| Sarah Thorne Theatre, Broadstairs | 01843 863701 |
| Granville Theatre, Ramsgate | 01843 591750 |
| Vue Cinema Complex | 0871 2240240 |
| Palace Cinema | 01843 865726 |
| Botany Bay Hotel | 01843 868641 |
| Captain Digby | 01843 867764 |
| Tartar Frigate Restaurant | 01843 862013 |
| Kebbels | 01843 319002 |
| The Reign | 01843 602223 |

Local Attractions / Landmarks

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|---------------------------------|--------------|
| North Foreland 1691 Lighthouse | 01843 862140 |
| 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 |

Split Level Ground Floor
Approx. 136.1 sq. metres (1464.6 sq. feet)



First Floor
Approx. 77.0 sq. metres (829.3 sq. feet)



Outbuilding 2
Approx. 27.5 sq. metres (296.4 sq. feet)



Outbuilding 1
Approx. 26.4 sq. metres (285.2 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

SPLIT LEVEL GROUND FLOOR

| | |
|------------------------|--------------------------------------|
| Entrance Hall | |
| Study/Bedroom 4 | 10'7 x 9'9 (3.23m x 2.97m) |
| Kitchen/Breakfast Room | 15'0 x 9'9 (4.58m x 2.97m) |
| Dining Room | 17'5 into bay x 10'5 (5.31m x 3.18m) |
| Inner Hall | 10'5 x 9'1 (3.18m x 2.77m) |
| Cloakroom | |
| Utility Room | 8'8 x 7'7 (2.64m x 2.31m) |
| Bathroom | 8'9 x 6'3 (2.67m x 1.91m) |
| Lounge | 12'9 x 12'2 (3.89m x 3.71m) |
| Sitting Room | 30'0 x 14'0 (9.15m x 4.27m) |

FIRST FLOOR

| | |
|----------------------|---|
| Landing | |
| Bedroom 2 | 18'0 (5.49m) x 11'8 (3.56m) narrowing to 10'2 (3.10m) |
| Balcony | |
| Bedroom 3 | 18'0 (5.49m) x 10'9 (3.28m) narrowing to 9'5 (2.87m) |
| En Suite Shower Room | |
| Bedroom 1 | 15'0 x 10'5 (4.58m x 3.18m) |
| Shower Room | |

OUTBUILDING 1

| | |
|---------------|-----------------------------|
| Double Garage | 17'9 x 17'1 (5.41m x 5.21m) |
|---------------|-----------------------------|

OUTBUILDING 2

| | |
|--------------|-----------------------------|
| Stable 1 & 2 | 23'4 x 12'2 (7.12m x 3.71m) |
|--------------|-----------------------------|

OUTSIDE

Rear Garden
Front Garden
Paddock 1
Paddock 2
Side Garden
Gated Driveway

Council Tax Band: E
Tenure: Freehold

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