



Rozine Cottage
21 Reading Street | Broadstairs | Kent | CT10 3AZ

Step inside

Rozine Cottage

Reading (or the original Redyng) Street is steeped in history as it was originally established by Flemish refugees in the 17th century. The area includes distinctive architectural features on many of the fascinating flint covered Grade II listed buildings, reflecting the medieval influence. The individual and secluded character of the area increased even further in the 1800s when there was a focus on smuggling activities with many of the properties including underground tunnels.

So if character and history are top of your list one of these wonderful Grade II Listed buildings is the flint covered Rozine Cottage. It features Dutch gables at either end of the property and was granted the 'Historic Building of Kent' accolade with the red diamond shaped plaque proudly displayed on an outer wall. The property was originally built as two cottages in the 1600s and was renovated and extended in the early 1970s but still retains some fascinating original and period features that give it such a special character including exposed beams, oak doors and fireplaces.

The cottage is approached via a five bar gate leading to a driveway, bordered by high hedging and a dwarf flint wall, where you can park three cars. It leads to two adjacent and interlinked garages with workshop facilities, including one with a useful inspection pit. However, it could be possible to convert the garages into an annexe for family members or as a holiday let, subject to the appropriate planning permissions.

The main front door opens into a hall with a second staircase to the first floor and a cloakroom and leads to the gorgeous dual aspect dining room with multi-pane French doors to the garden and where guests and

family members will want to linger over their meal enjoying the ambience created by the feature brick wall and exposed beams. This wonderful ambience is enhanced even further when you walk into the impressive and characterful sitting room with its original beams, fabulous inglenook fireplace with inset seating, two external doors to the driveway reflecting its past as two cottages, and an archway to the dual aspect kitchen/breakfast room.

This has a small entrance to the cellar that goes under the sitting room that is dry and high enough to stand up in so could always be converted into a study, cinema or bar/games room. The kitchen/breakfast room includes high quality units housing integrated and stand-alone appliances with space for a large table and chairs as well as access to the dining room and the garden.

The second staircase provides access to a dual access double bedroom and the family shower room with a recently installed large walk-in shower, an airing cupboard and eaves storage. A corridor in the original building has a vaulted ceiling, exposed beams and plenty of eaves storage and leads to a beamed third bedroom and to the second double bedroom that has ceiling beams, a fireplace and fitted cupboards, while the original landing includes the main staircase to the ground floor and stairs to the second floor. Here you will find a large double bedroom that leads through to a dressing room with a partially vaulted ceiling that has a vanity basin, so could have an en suite installed.

Outside the large garden wraps around two sides of the property and is mainly laid to lawn with trees and shrub borders.







Seller Insight

“ This historic property has been in our family for the past 54 years and is now sadly only being sold for health reasons. When it was purchased in 1971 the property was in a very dilapidated state and over the next few years it was renovated and extended to include the kitchen/breakfast room, dining room, hall, second staircase and a bedroom and bathroom upstairs. In order to be allowed to do this we had to ensure that a replica of the original rear Dutch gable would be included. We also put secondary glazing on the windows and reshaped part of the Kent peg tiled roof to provide more headroom, otherwise we were very careful to retain the historic features that gives this lovely family home its special character. Out of interest, it is called Rozine Cottage because apparently it was a shop in the 1900s run by a lady called Rozine.

Reading Street is a very friendly community with a variety of activities in the village hall and the White Swan pub that has its origins dating back to 1760 but was rebuilt in 1913. We are close to Joss Bay and there are lovely walks across the field to the lighthouse and along the beautiful coastline. Broadstairs town centre is only about a mile away with its variety of individual shops, bars and excellent restaurants, theatre and cinema as well as sandy beaches and annual events such as Folk Week, the Dickens Festival and the Food Fair.

Another advantage of Broadstairs and nearby Ramsgate is that they include some very good primary, secondary, grammar and private schools while the high speed trains from Broadstairs station can whisk you to London in under an hour and a half. If you want a bit more in depth retail therapy there is the nearby Westwood Cross shopping centre with its shops, restaurants, a casino and the Vue cinema complex. For the energetic there are plenty of sports clubs available including squash, tennis, bowls, cricket and rugby as well as the renowned North Foreland golf club for golfing aficionados.”*

* 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	1.3 miles
Channel Tunnel	30.0 miles
Dover Docks	23.4 miles
Canterbury	18.2 miles
Gatwick Airport	87.7 miles
Charing Cross	82.1 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

Healthcare

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

Leisure Clubs & Facilities

Surf School Joss Bay
North Foreland Golf Club
Thanet Wanderers RUFC
Broadstairs and St. Peter's Bowls Club
Broadstairs and St. Peter's Tennis Club
Royal Temple Yacht Club, Ramsgate
Broadstairs Sailing Club

Education

Primary Schools:
Callis Grange Nursery and Infant
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

01843 868171
01843 862140
01843 868857
01843 861293

01843 591766
01843 861373

01843 862531
01843 861430
01843 861738
01843 861393
01843 862991
01843 572900

01843 862988
01843 609000
01843 864941
01843 591075
01843 572900

Entertainment

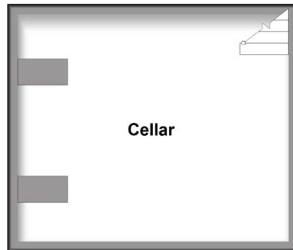
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Kebbels	01843 319002
Samworth and Mee	01843 867792

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	01843 233524
Westwood Cross	



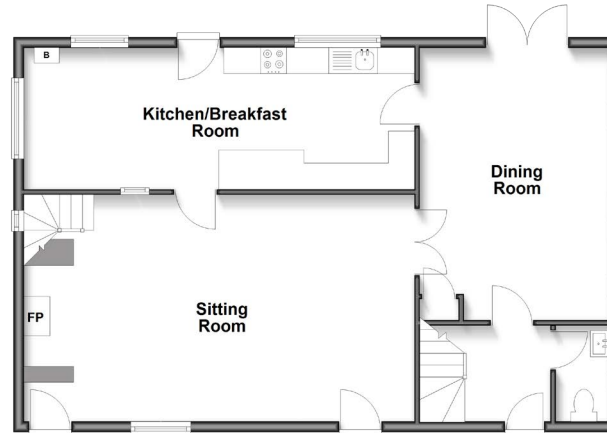
Basement
Approx. 22.4 sq. metres (241.5 sq. feet)



First Floor
Approx. 62.2 sq. metres (669.2 sq. feet)



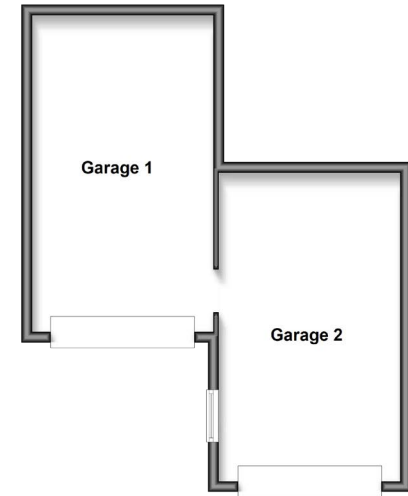
Ground Floor
Approx. 80.1 sq. metres (862.0 sq. feet)



Second Floor
Approx. 35.5 sq. metres (382.2 sq. feet)



Outbuilding
Approx. 41.9 sq. metres (450.5 sq. feet)



GROUND FLOOR

Entrance Hall
Cloakroom
Dining Room 18'2 x 12'0 (5.54m x 3.66m)
Kitchen/Breakfast Room 24'8 (7.52m) x 8'8 (2.64m) narrowing to 8'5 (2.57m)
Sitting Room 20'0 x 14'2 (6.10m x 4.32m)

BASEMENT

Cellar 17'5 x 14'0 (5.31m x 4.27m)

FIRST FLOOR

Landing
Bedroom 2 15'0 (4.58m) x 12'1 (3.69m) narrowing to 9'5 (2.87m)
Bedroom 3 14'5 x 7'2 (4.40m x 2.19m)

Shower Room

Bedroom 4 11'3 x 8'6 maximum (3.43m x 2.59m)

SECOND FLOOR

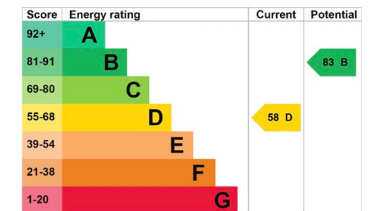
Bedroom 1 23'6 (7.17m) narrowing to 19'7 (5.97m) x 10'0 (3.05m)
Dressing Room 13'0 x 9'9 (3.97m x 2.97m)

OUTBUILDING

Garage 1 19'7 x 11'4 (5.97m x 3.46m)
Garage 2 19'2 x 11'3 (5.85m x 3.43m)

OUTSIDE

Wraparound Garden
Gated Driveway



Council Tax Band: E
Tenure: Freehold

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