



2 Worcester Grove
Broadstairs | Kent | CT10 3WR

FINE & COUNTRY





Step inside

2 Worcester Grove

For anyone looking for privacy, security and flexibility this delightful, detached family home built in 2001 should tick all the boxes. It is located in a small, quiet and peaceful gated enclave of four luxury and individual properties yet is only a short walk to the station, excellent primary and secondary schools, the town centre, a local pub and the beach. To add to its many attractions the property includes a beautiful and unusual Edwardian summerhouse with its original sash windows and conical slate roof and turret in the south facing garden as well as stairs up to a large studio above the double garage. If you want to work from home this place is ideal as you are far enough away from day-to-day activities in the home so you won't be disturbed.

Driving through the electronic gates and seeing the house for the first time you will be delighted with the attractive multi-pitched roof lines, diamond pane windows, two-tone brickwork and unusual stained glass front door. Once inside you can begin to appreciate the spaciousness of the property with its solid oak flooring that flows through much of the ground floor. This feeling is enhanced as you walk through double glazed doors to the impressive light and bright dual aspect lounge with its log burning stove, French doors to both the terrace and hot tub and to the attractive conservatory. There are also glazed double doors to the elegant dining room so when these double doors are open it provides plenty of space for large get togethers with friends and family or entertaining guests to lunch and dinner parties.

The large and well-proportioned modern kitchen/breakfast room also has a door to the dining room and includes plenty of storage units as well as an inset range cooker, American fridge freezer, dishwasher, water softener and a larder, while still leaving plenty of space for a table and chairs. It has a door to the double garage and another to the adjacent fitted utility room with a stable door to the garden. The ground floor includes a shower room that is very useful when you come back from the beach or for washing the dog after a muddy walk. There is also a large family room where the family can relax with a book or in front of the TV.

On the first floor the wide, galleried landing leads to a family bathroom and five bedrooms. These include the large main bedroom with its wonderful views across the St Peter's recreation ground and an en-suite bathroom with a bath and separate shower as well as a guest suite including a shower room. In addition to the fascinating summerhouse that is carpeted and has a 12ft ceiling, the garden includes a lawn, a terrace and a side gravel courtyard that is a real suntrap and is ideal for al fresco dining and sunbathing, as it is completely private. At the front of the property there is a lawn and a large tree as well as room for three cars on the driveway in front of the double garage.

Seller Insight

“ I bought this house 16 years ago because it is a very safe environment for children and it is within walking distance of very good schools. We are also close to the St Peter's recreation ground that is an ideal spot for walking the dog and also includes the local rugby and tennis clubs. It is not far to Joss Bay if you enjoy swimming and surfing and for horsey enthusiasts there is a nearby riding centre, while golfing aficionados can join the well-respected North Foreland golf course.

Broadstairs is a delightful place to live with beautiful beaches and country walks right on the doorstep. The town centre is charming with a wide variety of individual shops, bars and restaurants as well as a cinema and annual events such as Folk Week, the Dickens Festival and the Food Fair. Another advantage of Broadstairs is that it includes some very good private and grammar schools and the station is less than a mile away and can whisk you to London on the high speed train in under an hour and a half. While for a bit of more serious retail therapy there is the nearby Westwood Cross shopping centre as well as a casino and the Vue cinema complex”*

*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	0.9 miles
Channel Tunnel	28.9 miles
Dover Docks	22.4 miles
Canterbury	19.2 miles
Gatwick Airport	85.5 miles
Charing Cross	80.9 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
Elmwood Farm Riding Centre	01843 602922
North Foreland Golf Club	01843 862140
Thanet Wanderers RUFC	01843 868857
Broadstairs and St. Peter's Bowls Club	01843 861293
Broadstairs and St. Peter's Tennis Club	
Royal Temple Yacht Club, Ramsgate	

Healthcare

St. Peter's Surgery
Albion Road Surgery
Osborne Road Surgery
Mocketts Wood Surgery
QEQM Hospital

Education

Primary Schools:

Callis Grange Nursery and Infant
St. Peter's Primary
St. Joseph's Primary
Upton Junior
Haddon Dene
Wellesley House
St. Lawrence Junior

Secondary Schools:

Charles Dickens
St. George's
Dane Court Grammar
Chatham and Clarendon House
St. Lawrence Senior

01843 608860
01843 608836
01843 863353
01843 862996
01843 225544

01843 862531
01843 861430
01843 861738
01843 861393
01843 864941
01843 862991
01843 572900

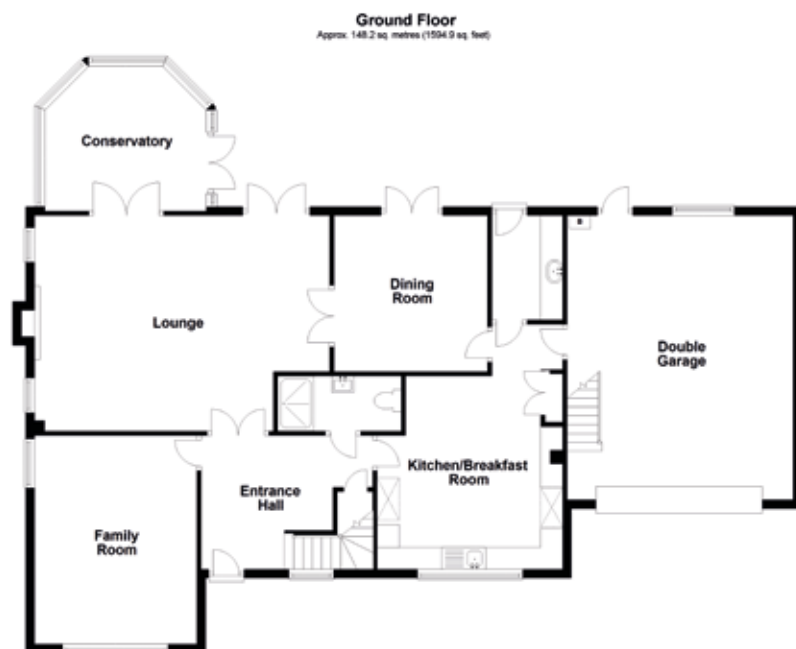
01843 862988
01843 609000
01843 864941
01843 591075
01843 572900

Entertainment

Theatre Royal	01843 293397
Winter Gardens Theatre, Margate	01843 292795
Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
The Yarrow Hotel	01843 460100
Charles Dickens Pub	01843 603040
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	



GROUND FLOOR

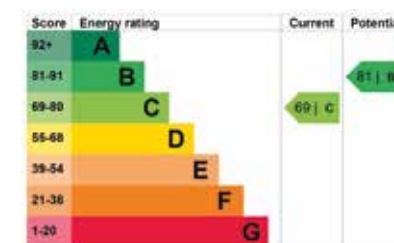
Entrance Hall	
Kitchen/Breakfast Room	14'5" x 13'10" (4.40m x 4.22m)
Utility Room	7'9" x 5'3" (2.36m x 1.60m)
Downstairs Shower Room	
Studio	16'9" x 13'8" (5.11m x 4.17m)
Dining Room	11'8" x 11'4" (3.56m x 3.46m)
Lounge	21'2" x 16'0" (6.46m x 4.88m)
Family Room	15'6" x 12'1" (4.73m x 3.69m)
Conservatory	10'10" x 9'10" (3.30m x 3.00m)

FIRST FLOOR

Landing	
Main Bedroom	19'2" x 12'5" (5.85m x 3.79m)
En-suite Bathroom	
Bedroom 2	15'7" x 9'11" (4.75m x 3.02m)
En-suite Shower Room	
Bedroom 3	12'1" x 10'1" (3.69m x 3.08m)
Bedroom 4	13'11" x 7'7" (4.24m x 2.31m)
Family Bathroom	
Bedroom 5	11'5" x 7'3" (3.48m x 2.21m)

OUTSIDE

Front Garden	
Double Garage and Driveway	
Rear Garden	
Summer House	12'5" x 12'3" (3.79m x 3.74m)





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