



WHITE WALLS

Holland Close | Broadstairs | Kent | CT10 3QJ

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*Wonderful
Garden*



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- Truly unique detached chalet house
- Double garage and ample driveway
- Wonderful rear garden with swimming pool
- No onward chain – quick possession possible
- Within ¼ mile of Joss Bay beach
- 4 excellent bedrooms & 3 reception rooms



Sweeping through the whitewashed gateway of White Walls and along the drive, you feel you are being transported to the delights of a high-quality Mediterranean villa, from the moment you see the multi-arched entrance. Nestling in what used to be the orchards of Holland House down a country lane cul-de-sac, this beautiful property is surrounded by woodland and the North Foreland golf course, providing total peace and tranquillity.

The whole house has been designed with leisure and pleasure in mind so, whether you are looking for a permanent seaside residence or a really special holiday retreat, this property has a great deal to offer. Here, you can enjoy the lovely swimming pool surrounded by vast lawns and terraces interspersed with mature shrubs and flower borders. Alternatively, you can entertain a large number of guests in the huge lounge, with its attractive brick fireplace and wall of windows looking out to the pool or host a dinner party in the very elegant dining room.

The colourful 26ft kitchen/breakfast room is somewhere the family will want to spend much of their time. There is an unusual circular breakfast bar adjacent to large French doors so you can enjoy a cup of tea while looking at the view and the red wall and floor tiles provide a warm and welcoming atmosphere. Any cook will be delighted to prepare meals in the well-equipped kitchen area with its built-in ovens and hob and other integrated appliances. This leads to a cosy snug that would be equally useable as an office.

There is also a utility room and a shower room on the ground floor that is ideal if you have just come in from having a swim in the pool or have spent a day on the beach. You will also find a large double bedroom and en suite bathroom on the ground floor that could be used as a guest suite or for elderly relatives. While upstairs, there is a family bathroom as well as three bedrooms including the master with an en suite bathroom off the galleried landing. The third bedroom could become a dressing room as it has a wall of fitted wardrobes. Outside, the double garage and driveway provide plenty of space for parking a number of vehicles.





THE CURRENT OWNER SAYS: *“We feel we have the best of both worlds – we are surrounded by the golf course and woodland but are only three minutes’ walk to the lovely and historic Kingsgate Bay.”*

“We moved here nearly 30 years ago and have loved every minute of it. It was the peace, quiet and seclusion that drew us to the house in the first place and we can really enjoy being in our south-facing garden and swimming in the pool without being overlooked. But we feel it is time for a new chapter in our lives and want to find something a little smaller. We have always loved entertaining and we have refurbished the house over the years to reflect this. At the same time, it has been a great family home and we love to spend time relaxing in the kitchen/ breakfast room.

We feel we have the best of both worlds – we are surrounded by the golf course and woodland but we are only three minutes’ walk to the lovely and historic Kingsgate Bay so the family can spend all day building

sandcastles on the beach in the summer or walking the dog all-year round. It is only a five minute stroll to the excellent Captain Digby pub if you want a drink or a pleasant meal without taking the car. Also we are not far to Broadstairs town centre and its plethora of individual shops, bars and restaurants and, for golfing enthusiasts, the North Foreland Golf Course is virtually on the doorstep.

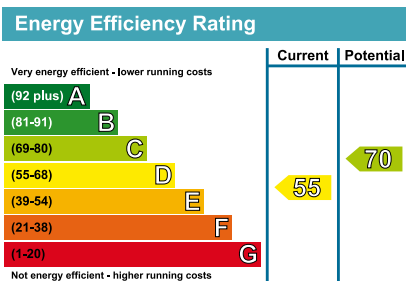
**Historic Note: Holland House was built between 1762 and 1768 by Lord Holland (the MP Henry Fox and father of the notorious Charles Fox MP but most of it has since been destroyed). The estate also includes Kingsgate Castle – originally the staff quarters!)*



Ground Floor
Approx. 216.9 sq. metres (2334.7 sq. feet)



First Floor
Approx. 82.5 sq. metres (888.1 sq. feet)



GROUND FLOOR

Entrance Hall

Lounge: 8.46m x 5.46m (27'9 x 17'11)

Dining Area: 6.56m x 3.53m (reducing to 2.95m) (21'6 x 11'7 reducing to 9'8)

Kitchen Area/Breakfast Area: 8.06m x 3.48m (26'5 x 11'5)

Utility

Study: 3.53m x 2.41 m (11'7 x 7'11)

Bedroom 4: 5.46m x 4.85m (reducing to 3.53m) (17'11 x 15'11 reducing to 11'7)

Inner Hall

En-suite Bathroom

Inner Hall

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 4.96m (reducing to 4.11m) x 3.51m (16'3 reducing to 13'6 x 11'6)

En-suite Bathroom

Bedroom 2: 4.88m x 3.48m (16 x 11'5)

Bathroom

Dressing Room/Bedroom 3: 3.53m x 2.97m (11'7 x 9'9)

EXTERIOR

Rear Garden

Swimming Pool

Front Garden

Driveway

Double Garage: 6.10m x 5.49m (20'0 x 18'0)



TRAVEL INFORMATION

By Car:

• Broadstairs Station	2.3 miles
• Channel Tunnel	36.8 miles
• Dover Docks	24.7 miles
• Gatwick Airport	87 miles
• Canterbury	21.7 miles
• Charing Cross	85.4 miles

By Train from Broadstairs:

• Ramsgate	5mins
• High-Speed St. Pancras	1hr 22mins
• Charing Cross	1hr 56mins
• Victoria	1hr 48mins
• Canterbury West	25 mins
• Ashford International	42 mins

HEALTHCARE

St. Peter's Surgery	01843 608 860
Albion Road Surgery	01843 608 836
Osborne Road Surgery	01843 863 353
Mocketts Wood Surgery	01843 862 996
QEQM Hospital	01843 225 544

LEISURE CLUBS & FACILITIES

Surf School Joss Bay	01843 868 171
North Foreland Golf Club	01843 862 140
Thanet Wanderers RUFC	01843 868 857
Broadstairs and St. Peter's Bowls Club	
Broadstairs and St. Peter's Tennis Club	
Dickens Week	01843 861 827
Water Gala Day	07789 742 828
Folk Week	01843 604 080
Food Festival	01843 871 102

EDUCATION

Primary Schools:

Bromstone Primary	01843 867 010
Upton Junior	01843 861 393
Haddon Dene	01843 864 941
Wellesley House	01843 862 991
St. Lawrence Junior	01843 572 900

Secondary Schools:

Charles Dickens	01843 862 988
St. George's	01843 609 000
Dane Court Grammar	01843 864 941
Chatham and Clarendon House	01843 591 075
St. Lawrence Senior	01843 572 900

ENTERTAINMENT

Captain Digby	01843 867764
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
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Wyatt and Jones	01843 865126

LOCAL ATTRACTIONS/LANDMARKS

Crampton Tower	01843 871 133
Dickens House Museum	01843 861 232
Quex Park	01843 841 119
Lilliput Mini Golf	01843 861 500
Turner Contemporary	01843 233 000
Spitfire and Hurricane Museum	01843 821 940
Hornby Visitor Centre, Westwood	01843 233 524
Shell Grotto, Margate	01843 220 008



Directions

From the M2, Kent, head south-east. Continue on the motorway before it seamlessly connects with the A299. Follow the A299 for approximately 20 miles. Broadstairs is clearly signposted from the A299 as it joins the A253. Follow signposts for Broadstairs until reaching the first set of traffic lights and turn left at this junction into St. Peter's Park Road (B2053). Take the first turning right under the railway bridge into Bairds Hill. Follow Bairds Hill as it continues into Callis Court Road and, after approximately ¼ of a mile, turn right into Lanthorne Road and proceed to the T-junction. Turn left into North Foreland Road and follow the road passing the lighthouse on your left and Joss Bay on your right before reaching Kingsgate Bay. The entrance to Holland Close is on the left-hand side.

Viewing

Strictly by appointment with Fine & Country's offices in:

Canterbury on 01227 479 317

32 St. Margaret's Street, Canterbury, Kent, CT1 2TG

Email: canterbury@fineandcountry.com

Opening Hours

Monday to Friday 8.30am – 6.30pm

Saturday 9.00am – 5.00pm

London office

121 Park Lane, Mayfair, London, W1K 7AG

All dimensions are approximate and are quoted for guidance only; their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.