



WHITE WALLS

Holland Close | Broadstairs | Kent | CT10 3QJ

FINE & COUNTRY

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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 1/4 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.





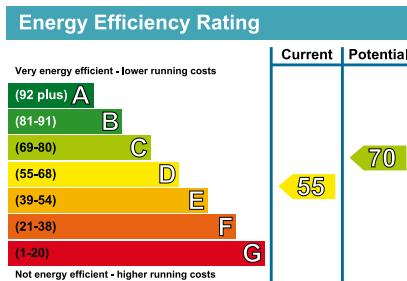
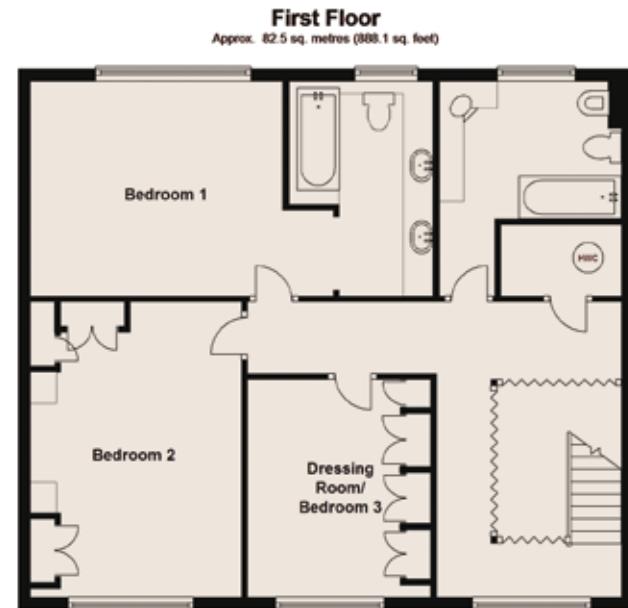
THE CURRENT OWNER SAYS: "We feel we have the best of both worlds – we are surrounded by the golf course and woodland but are only three minutes' walk to the lovely and historic Kingsgate Bay."

"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

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 $\frac{1}{4}$ 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.