



Hawthorne Lodge, 59 High Street
Minster, CT12 4AB
Offers in the Region £475,000

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Hawthorne Lodge

59 High Street, Minster

This quintessential semi-detached Grade II Listed home, set in the heart of Minster Village, boasts a wealth of charm and character together with a delightful private garden.

Situation

The delightful semi-rural village of Minster offers a comprehensive range of facilities including a selection of shops, restaurants and public houses. There is also a doctors, veterinary and dentist surgery together with a mainline railway station and popular primary school. The neighbouring Thanet towns of Ramsgate and Broadstairs have a number of sandy beaches for which this stretch of coastline is renowned and the Westwood Cross shopping centre provides excellent shopping facilities. The surrounding countryside provides good walking, riding and cycling. The upgraded A299 Thanet Way provides improved road links to the M2 motorway. The cathedral city of Canterbury is accessible to the west.

The Property

Tucked away in the heart of Minster Village, this charming semi-detached Grade II Listed home offers spacious, well-balanced accommodation brimming with character. Original features such as sash windows, exposed beams, and brick fireplaces add timeless appeal throughout. The inviting sitting room at the front of the house features a striking fireplace with a wood-burning stove, creating a warm and welcoming focal point. Adjacent, the elegant formal dining room provides a perfect space for entertaining. The kitchen seamlessly combines traditional charm with modern functionality, boasting stylish shaker units, a matching island, and an impressive exposed brick fireplace housing the cooker. Just off the kitchen, a practical utility room adds convenience, while the light-filled breakfast room, with French doors opening onto the garden, offers an ideal spot for casual dining. Upstairs, you'll find three sumptuous bedrooms. The principal bedroom benefits from a private en-suite shower room, while the luxurious family bathroom is beautifully panelled and features

exposed floorboards and a freestanding ball & claw foot bath—perfect for relaxing.

Outside

Hawthorne Lodge is set back from the road behind a picturesque front garden, enclosed by a classic white picket fence and adorned with mature trees and a flourishing climbing rose. To the rear, a beautifully enclosed lawned garden offers a tranquil retreat, thoughtfully planted with a rich variety of established flowers, shrubs, and hedging. A paved patio stretches along the back of the property, providing the perfect setting for alfresco dining and relaxing. Additional features include a timber garden shed and a convenient log store, completing this charming outdoor space.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ. **01304 821199**

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

Agents Note

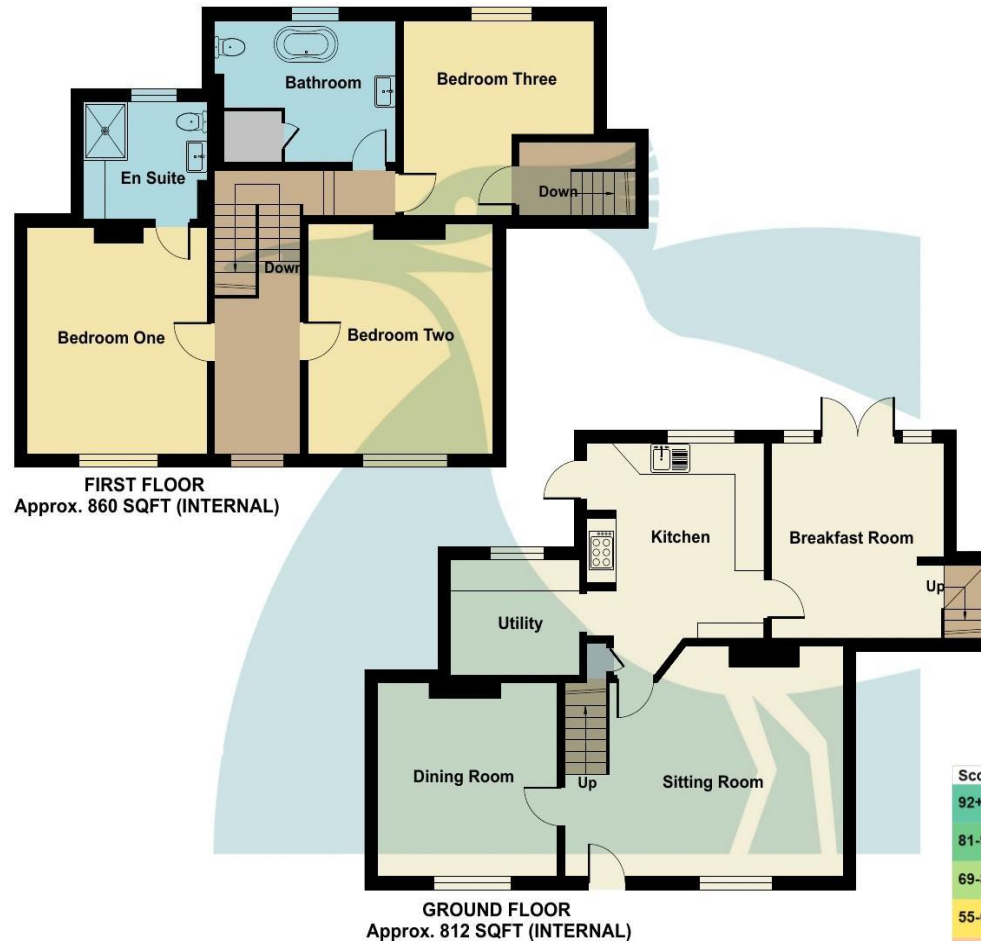
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

Total Approximate Area = 1672 sq ft / 155.3 sq m

For identification only - Not to scale



Sitting Room

18' 6" x 14' 3" (5.63m x 4.34m)

Dining Room

12' 1" x 11' 11" (3.68m x 3.63m)

Kitchen

12' 0" x 11' 11" (3.65m x 3.63m)

Utility Room

8' 8" x 7' 4" (2.64m x 2.23m)

Breakfast Room

14' 1" x 12' 9" (4.29m x 3.88m)

First Floor

Bedroom One

14' 4" x 12' 1" (4.37m x 3.68m)

Ensuite

8' 4" x 7' 4" (2.54m x 2.23m)

Bedroom Two

14' 9" x 12' 7" (4.49m x 3.83m)

Bedroom Three

12' 6" x 12' 4" (3.81m x 3.76m)

Bathroom

11' 10" x 9' 0" (3.60m x 2.74m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1299247

19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Also in: Hawkinge • Saltwood • Walmer