



Oakwood®
Prestige & Country

37 High Street, Broadstairs, Kent CT10 1JR | t: 01843 808921 | e: pandc@oakwoodhomes.biz

www.oakwoodhomes.biz

Pursuant to the Estate Agents Act of 1979, Oakwood homes declare an interest in this property.

Arusha

CONVENT ROAD | BROADSTAIRS







QUITE POSSIBLY ONE OF THE MOST
IMPRESSIONING PROPERTIES TO COME TO THE
MARKET IN THE LOCAL AREA FOR
A VERY LONG TIME...

Arusha

Arusha is a stunning double fronted, 3 storey 1920's home nestled in a tree lined lane in Broadstairs adjoining North Foreland Golf Course, with grounds extending to almost 1.5 acres. Quick and easy access to sandy beaches are within just 500 yards and Broadstairs main town is approximately 1.5 miles distance. It really is a family dream. Privacy, space, character and exquisite charm that is rarely found in anything we have had the pleasure of marketing at Oakwood homes.

As you approach the property through electric gates and a long winding driveway, you cannot fail but to be impressed by the mature trees, beautifully landscaped gardens and the natural sunlight that floods the grounds. On the approach is the refurbished 3-bedroom Coach House which could provide ideal accommodation for a relative or used as an income generator from short or long term letting. A separate pitched roof double garage has recently been added with good storage facilities and side pedestrian access, plus parking for numerous vehicles.

Once inside, your senses will quickly continue to fall in love with the space, elegance and practicality that this home has to offer, which include 12' ceilings with ornamental plasterwork, over-sized doors to the main receptions, majestic entrance hall with wide sweeping staircase to the upper levels and natural wood exposed flooring,

stunning fireplaces and many other characteristics both from the era of build and older. Large sash windows look out onto the manicured grounds from all side of the property giving the sense that you could easily be miles into the country, yet still offering the practicality of being close to much needed amenities.

A wonderful sized and very well-equipped kitchen is a main feature of this home which was installed by Umbermaster Kitchens – a local specialist firm of high repute, which really is an inviting family space with roof lantern light and triple aspect windows and rear lobby allowing access to the rear gardens. The further accommodation offers 3 spacious reception rooms, a large dining hall, cloakroom, separate bar on the lower ground floor, 4 bedrooms on the first floor including a huge master bedroom suite with bathroom and dressing room – plus balcony overlooking the gardens, a separate family bathroom and on the top floor are another 6 bedrooms and 2 bathrooms, plus large store room. So much space.

Without question, this fine family home needs to be visited to really appreciate the uniqueness and practical living on offer, all set within large beautiful grounds.

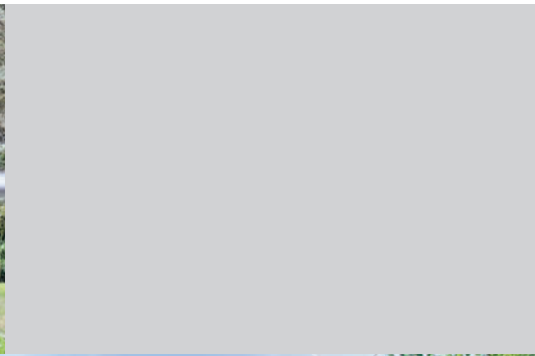






- STUNNING LOCATION AND GROUNDS
- IDYLIC SUN DRENCHED SETTING
- BEAUTIFUL CHARACTER WITH MODERN LIVING
- CAVITY WALL INSULATION





- ORNATE SASH WINDOWS
- GAS CENTRAL HEATING
- FULL CCTV SECURITY SYSTEM
- CONSERVATION AREA





Arusha





LOCATION

Adjacent to the renowned North Foreland Golf Course and close to Kingsgate Bay, Arusha is in possibly one of the nicest spots in Thanet. Cliff top walks and sandy beaches are just 500 yards from the front gate with Broadstairs main town at 1.5 miles distant.

Access to London via the St Pancras HS train link taking approximately 78 minutes makes for very practical travelling to the city or beyond. The A28 to the Cathedral City of Canterbury, the A299 leading to the M2 and the A256 directly to Dover and Folkestone with travel to France, all provide excellent road links making this a very commutable yet exclusive spot.

Gatwick Airport is 87 miles, Heathrow 109 miles and the port of Calais just 53 miles.





SERVICES

We are informed that all mains services are connected to this property, but buyers should make their own enquiries prior to any legal commitment.

TITLE

Presently the freehold is on two separate titles, one for the main property and Coach House separately.

VIEWING

Strictly by prior appointment. Please allow at least 1 hour for your visit.

FURTHER DETAILS

Council Tax	G
EPC	E
What3words	///topic.plenty.fairly
Price	£2,400,000

ROOM MEASUREMENTS

GROUND FLOOR

Entrance Hall	5.79m (19') x 2.90m (9'51") (at widest / longest)
Dining Hall	7.49m (24'6") x 6.07m (19'9")
Day Lounge	6.68m (21'10") x 4.84m (15'10")
Kitchen Diner	6.84m (22'5") x 6.67m (21'10") (at widest / longest)
W.C.	0.89m (2'91") x 1.49m (4'88")
Utility	3.27m (10'8") x 2.82m (9'3")
Main Lounge	6.67m (21'10") x 4.83m (15'10")
Study	6.54m (21'5") x 3.62m (11'10")
Orangery	16.59m (54'5") x 1.82m (5'11")
	< 5.08m (16'7") x 1.9m (6'2")
Cloakroom	1.81m (5'93") x 1.87m (6'13")

FIRST FLOOR

Master Bedroom	11.07m (36'3") x 4.86m (15'11") (at widest / longest)
En-Suite	3.08m (10'1") x 3.08m (10'1")
Dressing Room	3.33m (10'11") x 2.69m (8'9")
Balcony	5.91m (19'4") x 2.5m (8'2")
Bedroom 2	4.85m (15'10") x 3.33m (10'11")
Bedroom 3	4.86m (15'11") x 3.23m (10'7")
Bathroom	2.72m (8'11") x 2.69m (8'9")
W.C.	0.88m (2'88") x 1.79m (5'87")
Bedroom 4	3.64m (11'11") x 2.72m (8'11")

SECOND FLOOR

Bedroom 5	3.11m (10'2") x 2.62m (8'7")
Bedroom 6	3.83m (12'6") x 3.51m (11'6")
Bedroom 7	3.63m (11'10") x 2.36m (7'8")
Bedroom 8	3.62m (11'10") x 2.38m (7'9")
Bedroom 9	3.84m (12'7") x 3.52m (11'6")
Bedroom 10	3.24m (10'7") x 2.61m (8'6")
Store Room	2.03m (6'7") x 1.65m (5'4")
Bathroom	1.67m (5'5") x 1.41m (4'7")
W.C.	0.85m (2'78") x 1.65m (5'41")
Bathroom	2.14m (7'0") x 1.63m (5'4")

BASEMENT AREA

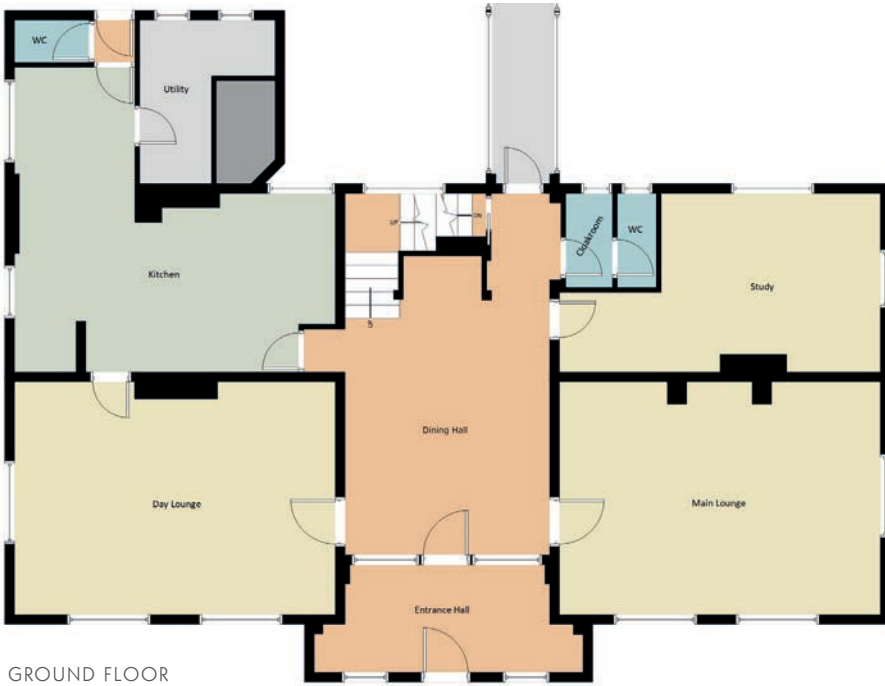
Bar	2.62m (8'7") x 2.08m (6'82")
Room	2.64m (8'7") x 2.35m (7'8")
Boiler Room	3.66m (12'0") x 3.84m (12'7") & 2.49m (8'2") x 1.26m (4'1")

GARAGE

Ground Floor	5.79m (19') x 5.18m (17')
Mezzanine	5.79m (19') x 5.18m (17')



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Oakwood Prestige & Country for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



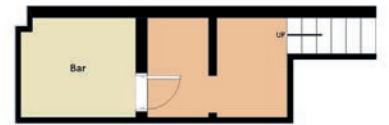
GROUND FLOOR



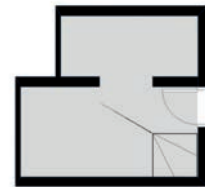
ORANGERY



FIRST FLOOR



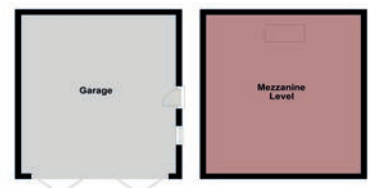
BASEMENT AREA



BOILER ROOM



SECOND FLOOR



GARAGE



AN ABSOLUTELY LOVELY RESTORED COACH HOUSE IN A REGAL SETTING WITHIN EARSHOT OF THE OCEAN, BETWEEN THE NORTH FORELAND LIGHTHOUSE AND THE GOLF COURSE

AIRBNB REVIEW | WILLIAM | SEPTEMBER 2021

THE COACH HOUSE

AN ADDED BONUS TO THIS AMAZING HOME!

The Coach House was formerly the private garage and apartment for Chauffeur in the 1930's, but has now been thoughtfully converted to provide a two storey 3 bedroom detached property which offers a variety of uses, for a dependent relative, young adult independence, holiday let with an approx income of £145* per night for low season, or long term tenancy with a potential earning of approx £1400pm*. Being located so close to North Foreland Golf Club, Kingsgate and Joss Bay this could well provide ideal accommodation.

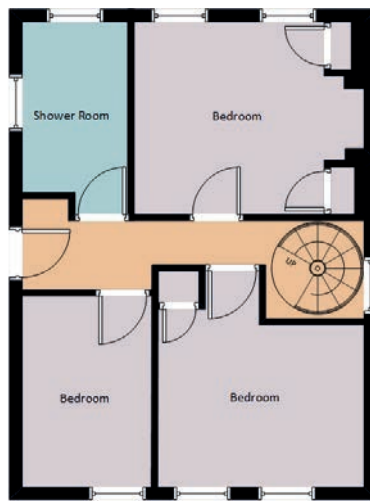
Additionally there are small gardens and parking facilities adjoining with access to the first floor from within and outside the property.

Scan QR code to see current Airbnb listing. *Prices quoted correct at time of going to press.





GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge / Diner: 17'6" (5.36m) x 13'7" (4.17m)
 Kitchen: 11' (3.35m) x 10'1" (3.07m)
 Shower Room: 7'2" (2.19m) x 6' (1.82m)

FIRST FLOOR

Bedroom 1: 12' (3.65m) x 10' (3.04m)
 Bedroom 2: 11 (3.35m) x 10'6" (3.23m)
 Bedroom: 9'8" (2.98m) x 6' (1.82m)

Council Tax: A
 EPC: E
 What3words: ///haven.gentle.opens





A HISTORY OF ARUSHA

Arusha is inextricably linked with the neighbouring Port Regis School, founded in 1921 by Sir John Milsom – Rees who was the ENT specialist to King George V. The main purpose of the school was to be a boarding school for the sons of the medical professions.

The house now known as Arusha was built to home the first Head Master who by chance was his son-in-law hence no expense was spared including the reclaimed Georgian fireplace in the main lounge.

Due to a land mine being dropped nearby the school in 1943 it was transferred to a wing of Bryanston school in St. Albans.

The headmaster's house was then sold to a member of the Brooke Bond Tea family who named the house after Arusha in Tanzania where Brooke Bond had a major tea plantation.

In 1969 Arusha was given to the Nuns, Daughter of the Cross of Liege, who operated the school for disadvantaged children. The home offering accommodation for 14 sisters, until May 2013.



