



5 OAKRIDGE
KINGSGATE



Oakwood[®]
Prestige & Country

5 OAKRIDGE | KINGSGATE | | KENT | CT10 3QE

🛏 4

🛋 3

🛁 2

🚆 2.2 miles



LOOKING FOR SOME PRIVACY? Tucked away in a quiet spot close to the sea...If you're looking for some peace and quiet then be sure to visit this beautifully presented 4 bed detached house in Kingsgate which is located literally yards from cliff top walks and Northforeland Golf Course and nestled within a pretty woodland setting bound by mature Holm Oak and Ash trees. Built in 1986 to a high standard by a local builder, this family executive home offers well proportioned space including a beautiful 22' (6.71m) conservatory with log burner and bi fold doors making it a year round place to take in the attractive well designed plot with lovely mature gardens plus a double garage, yet still retaining plenty of privacy. Good access to local shops, cliff top walks and the town in Broadstairs. Well worth a visit.





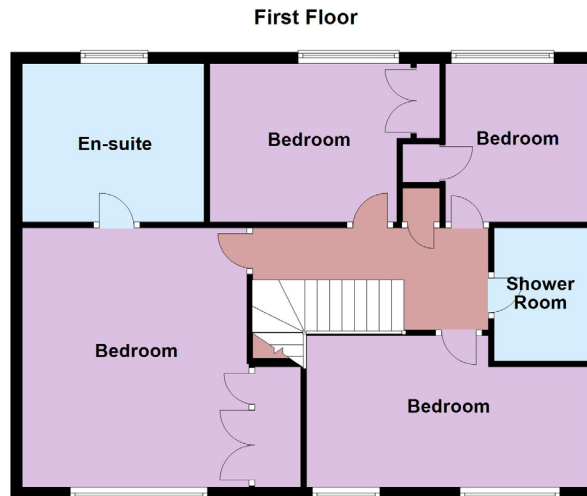
- EXECUTIVE DETACHED PROPERTY
- 4 BEDROOMS, MASTER EN-SUITE
- LOVELY OPEN PLAN KITCHEN/DINER
- LOUNGE & STUDY
- FABULOUS 22' (6.71M) CONSERVATORY
- 100 FOOT LANDSCAPED GARDENS
- DOUBLE GARAGE



LOCATION

The Jewel in Thanet's crown, Broadstairs is nestled on the eastern most tip of Thanet. Recognised as one of the UK's most desirable coastal towns, it combines elegant charm and bustling energy in equal measure. A thriving and diverse town centre, sandy beaches, strong schools and an artisan feel makes this an ideal place to reside. Serviced by a mainline railway connection to London (approximate travel time 80 minutes) and main road connections to Canterbury and beyond, this elegant seaside resort is well suited to the commuter as well.





Ground floor

Guest W.C.: 5'06" (1.68m) x 3'06" (1.07m)
 Lounge: 26'01" (7.95m) x 13'00" (3.96m)
 Study: 9'00" (2.74m) x 7'08" (2.34m)
 Kitchen/Dining room: 22'06" (6.86m) > 12'00" (3.66m) x 19'02" (5.84m) > 9'01" (2.77m)
 Utility Room: 9'09" (2.97m) x 3'09" (1.14m)

First floor

Bedroom: 14'07" (4.45m) x 13'00" (3.96m)
 En-suite bathroom: 10'00" (3.05m) x 9'00" (2.74m)
 Bedroom: 16'00" (4.88m) x 8'06" (2.59m)
 Bedroom: 11'06" (3.51m) x 9'00" (2.74m)
 Bedroom: 9'00" (2.74m) x 8'06" (2.59m)
 Shower room: 7'06" (2.29m) x 5'06" (1.68m)

Exterior

To the front of the property is a gated access to a large tarmac drive, small borders and flower beds. Walled and fenced boundaries and trees. Side pedestrian access. The driveway provides access to a double garage measuring 18' (5.49m) X 14'6" (4.42m) with electric doors, power and light. The rear garden is a large and recently beautifully landscaped rear garden within a woodland setting of Holm Oak and Ash trees, extending to approximately 100' (30.48m) plus, with mature shrubs and bushes. There are several different areas within the garden, with a different theme, but the main expanse is gravelled with raised beds and a raised Terrace area with steps. A very private and sunny aspect with side pedestrian access.

Agents note

The garden is subject to a Tree Preservation Order. Broadband is provided via fibre to the cabinet.

Agents note

None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition.

EPC Rating
Council Tax Band
What3Words
Guide Price

C
 G
 ///tuned.damp.larger
 £795,000

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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.



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