



Thatch Cottage, Monkton Street, Monkton CT12 4JF

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



Thatch Cottage, Monkton Street, Monkton CT12 4JF

- Enchanting Grade II Listed Cottage
- Flourishing In Period Features
- Two Characterful Bedrooms
- Exposed Brick Open Fireplaces
- Rich Beams & Latch Key Doors
- Set Within Approx 0.30 Acres Of Beautiful Grounds
- Three Gardens & Large Gated Driveway
- In The Heart Of Monkton Village

SITUATION:

Monkton is a village and civil parish in the Thanet District of Kent. The village is located at the southwestern edge of the Isle of Thanet and has excellent access to both the coast and London.

The village has its own church, St. Mary Magdalene, The White Stag public house, which offers excellent food and a church of England primary school, which was built in 1872 and extended and modernised in 2007. The cathedral city of Canterbury with its excellent range of facilities is just under 11 miles away and the seaside town of Ramsgate is approximately 6 miles away.

Ramsgate is a seaside town on the east Kent coast which boasts a picturesque coast line, and the UK's only Royal Harbour. This thriving marina incorporates over 800 moorings, a range of marine-related businesses and a cosmopolitan café culture operating within the renovated arches under The Royal Parade, lining the waterfront. The grand Promenades

and crescents that overlook the harbour are reminiscent of the rich period in Ramsgate's history, and architecturally provide a stunning backdrop to the marina.

The cathedral city of Canterbury is just thirteen miles to the west and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of high street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to highly regarded private schools and three universities. Easy access to mainland Europe is facilitated by the port of Dover just 12 miles to the south and the Channel Tunnel a further 7 miles.



DESCRIPTION:

An enchanting grade II listed thatched cottage dating back to the 17th century and bursting with character and charm. Features flourish throughout and include exposed brick, rich beams, and latch key doors.

Thatch cottage sits in the heart of Monkton village and occupies a generous third of an acre plot of beautiful grounds which include a walled garden, a small paddock, and a substantial driveway. The facade is typical of a quintessential thatched cottage with the front door central to two picture windows.

This opens into a dual aspect reception room with feature fireplace which backs onto the inglenook in the second reception room.

This room had been beautifully enhanced by the pale decor, exposed brick, beautiful timber framed windows and charming exposed brick fireplace which encompasses a wood burning stove.



The kitchen has an array of floor and wall units, with brushed silver cupped handles which are finished with a mixture of laminate and granite work tops and a butler sink.

Beyond the kitchen one will find a newly installed bathroom with underfloor heating, heated towel rail, bath over shower and a basin WC vanity unit.

Stairs ascend to a quirky landing with stunning curved walls which forms part of the chimney breast. There are two double bedrooms, the larger one has a walk-in wardrobe and boasts stunning views of the gardens beneath.

OUTSIDE:

Thatch Cottage is set within a third of an acre plot of splendid gardens and large parking area. The neighbour has right of way over the driveway to private parking. The Thatch cottage also has its own gated area for

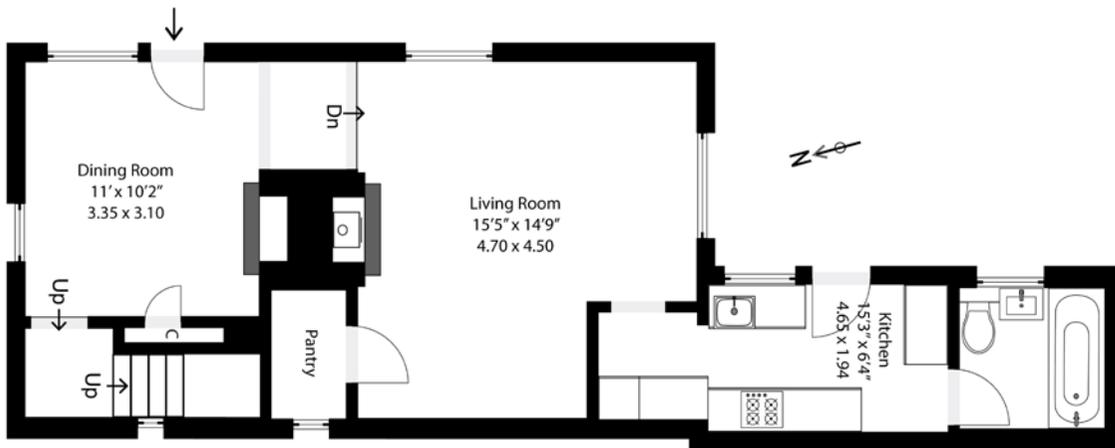
parking, where one could easily park several cars and campervans.

The gated front garden has an abundance of fragrant flowers and herb beds set around a pathway leading to both the formal front entrance and the garden gate.

The wooden gate leads to a walled garden with a magnificent blossom tree, its mainly laid to lawn with a gravelled patio and pathway leading to a storage shed, green house and another gate which opens out onto a small paddock.

This is enclosed by mature hedging and established trees, there are several raised beds ideal for growing vegetables and alongside this a small wild meadow for attracting wildlife.

As this area is so vast there is an opportunity to place a wood cabin which would make an excellent home office or art studio.



TOTAL FLOOR AREA: 1056 sq. ft (98 sq. m)



EPC RATING
D



COUNCIL TAX BAND
B



GENERAL INFORMATION
All services are mains connected

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