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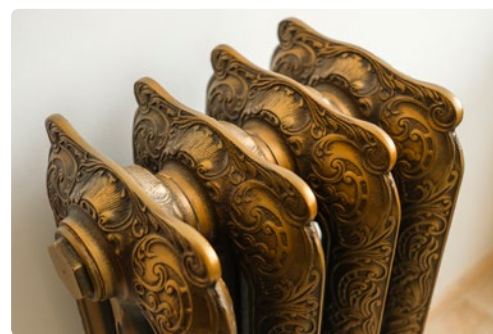


Tudor Court, 22 Shakespeare Road, Birchington, CT7 9ET

5 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS



Freehold



## Tudor Court, 22 Shakespeare Road, Birchington, CT7 9ET

- Imposing Detached 1920's Built Residence
- Almost 4000 Sq.Ft Of Characterful Accommodation
- Original Oak Floors & Open Fireplaces
- Fine Farrow & Ball, Laura Ashley & William Morris Décor
- Sleek Modern Bathrooms
- Five Bedrooms & Top Floor Studio
- Set Within 0.38 Acre Plot Of South Facing Gardens
- Moments From The Beach, Glorious Sea Views

### SITUATION:

A five minute stroll from the sea, Tudor Court is situated in the charming sea-side village of Birchington, on the coast between Whitstable and Margate. The village high street is bustling with independent shops, bakeries, pubs and restaurants, and the village mainline station has frequent high-speed trains for commuting into London.

Birchington is home to Quex Park, 250 acres of beautiful grounds which include the historic Quex House and Powel-Cotton Museum. Quex Barn farm shop has a butcher, delicatessen, fishmonger and a popular café.

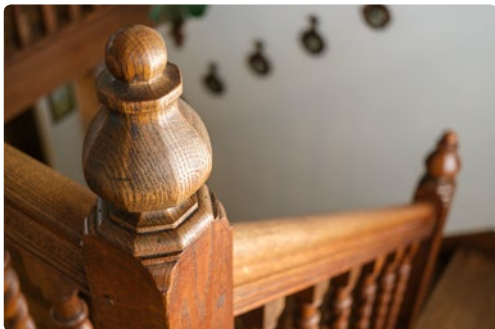
There are numerous sandy beaches and a promenade providing miles of safe, off-road cycling, running and walking from Reculver on the 'Viking Trail' all the way around the Isle of Thanet, through Botany Bay to Broadstairs and Ramsgate. Artsy Margate is less than four miles along the coast, and Canterbury - a

little jewel of a city full of cultural (and retail) delights - is just 12 miles away.

Birchington has a popular primary school, a well-regarded secondary school, and easy access by train and bus to a number of excellent local state, grammar and independent schools.

The vibrant city of Canterbury also offers a wide choice of amenities including a fantastic range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular, Marlowe Theatre. It has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service. There is a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail links connects with London's St. Pancras from Canterbury West station in just under one hour.





#### DESCRIPTION:

An imposing, particularly characterful five bedroom residence, offering almost 4000 sq. ft. of versatile accommodation and occupying a generous 0.38-acre plot of south-facing gardens. It is enviously located on the leafy Shakespeare Road, just moments from the seafront and peaceful promenade.

Tudor Court was built in the 1920s with a great focus on beautiful materials, fine craftsmanship, and intellectual architecture. It has seen many aesthetic improvements over the years while ensuring the preservation and restoration of many period features.

These flourish throughout the property and include exposed oak beams, intricate plasterwork, open fireplaces, and arched doorways. The current owners have embraced its heritage and artistically presented the property with fine Farrow & Ball décor, Laura Ashley and William Morris wallpaper and textiles, bespoke joinery, and creative interior design.

The exterior is a striking design, with a tile-hung façade, pitched roof, oak casement windows with geometric leaded glass, a central balcony, and herringbone-patterned brickwork.

The handsome front door opens into a spacious vestibule with a quirky cloakroom and plenty of space for coats and shoes. This, in turn, leads to a grand reception hall with direct views over the south-facing garden through the French doors.

Beautifully restored oak flooring runs throughout and complements the high beamed ceilings and elegant stone fireplace, which encompasses a multi-fuel stove.

The formal dining room also enjoys views of the garden through the curved bay window. The focal point of the room is an open fireplace framed by rich wood panelling and intricate carvings. Opposite the dining room is a charming drawing room adorned with

distinctive features: attractive ceiling cornicing and another ornate fireplace with a wood-burning stove.

To the west wing of the house, there is a fully fitted kitchen breakfast room with an abundance of built-in storage alongside a larder and pantry.

The space is further complemented by a utility area and a laundry room. There is also the opportunity for the space to be fully opened, creating one large area with the potential to include the integral garage.

A splendid staircase ascends to a galleried landing, which provides access to the central balcony and leads to five double bedrooms.

Four of the bedrooms have alcove wardrobes and decorative fireplaces, and two of the front bedrooms offer wonderful sea views.





The first floor is complete with two recently installed family bathrooms, each with individual fixtures and fittings, creating a luxurious finish.

The study has an internal staircase leading to a triple-aspect 28-ft studio with additional areas that could be converted depending on individual requirements.

Currently, the room serves as an office and a gym but would work well as a wonderful space for an artist or as accommodation for a live-in au pair or a stunning principal suite.

#### OUTSIDE:

Tudor Court occupies a generous 0.38-acre plot of enchanting grounds, which includes a gravelled in-out driveway bordered by established shrubs.

The garden enjoys a south-facing position and is mainly laid to lawn, interspersed with herbaceous beds and mature trees, including several fruit trees. From the French doors, there is a patio area with an ornamental fishpond and pathways leading to seating areas dotted around the garden.

To the rear of the garden, there is a large shed, treehouse, sunken trampoline, chicken coop, beehive apiary and vegetable beds.

The driveway to the front is adorned in greenery and provides parking for several cars and leads to a pitched integral garage.





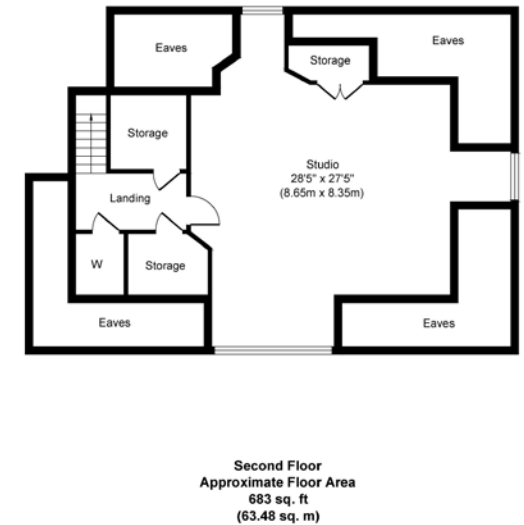
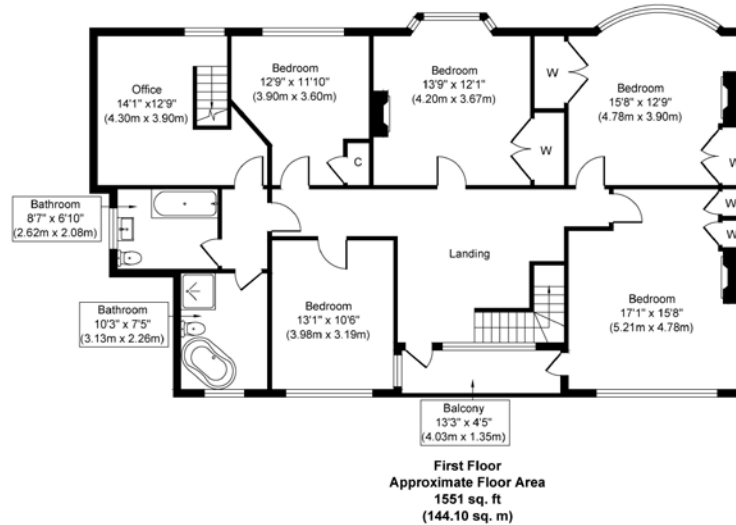
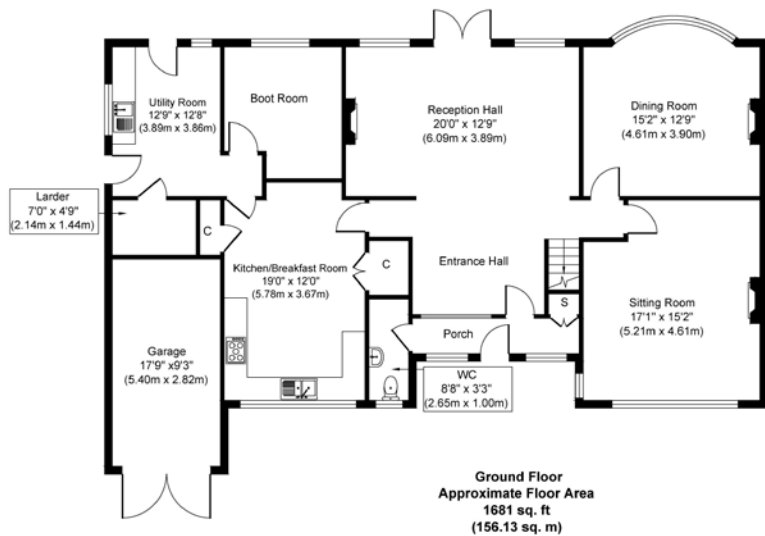












TOTAL FLOOR AREA: 3915 sq. ft (363 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
All services are mains connected.

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