



Dumpton Park Drive, Broadstairs, CT10 1RH

Guide Price £1,150,000

RACHEL PIPER

exp<sup>®</sup> UK

@ [rachel.piper@exp.uk.com](mailto:rachel.piper@exp.uk.com)

[rachelpiper.exp.uk.com](http://rachelpiper.exp.uk.com)

☎ 07949 011 998

# Dumpton Park Drive, Broadstairs, CT10 1RH

Dumpton Park Drive Broadstairs | Guide Price £1,150,000 - £1,250,000

## Setting the Scene

Perfectly positioned on one of Broadstairs' most sought-after residential roads, Dumpton Park Drive is where coastal living meets everyday ease – and where homes of this calibre rarely come to market.

From the end of the road, the lifestyle unfolds immediately. One direction draws you along the coastline towards Ramsgate via King George VI Memorial Park; the other leads you straight into the heart of Broadstairs – a town that effortlessly blends charm with energy. Independent cafés, wine bars and restaurants sit alongside artisan shops, all wrapped in that unmistakable seaside character.

And then there's the rhythm of the place. The Food Festival at Easter, Folk Week in the summer – a calendar that gives Broadstairs its vibrancy and sense of community.

For families, it delivers just as strongly. A wide selection of highly regarded schools – from primary through to grammar – are all within easy reach, while high-speed rail links from Broadstairs station connect to London St Pancras in as little as 1 hour 14 minutes.

This is not just a location people like. It's one they actively seek out.

## The Story Behind the House

67 Dumpton Park Drive is something entirely different from the typical modern build.

Designed and built by the current owner, the brief was simple but ambitious: to create a home defined by clean architectural lines, natural materials and light-filled spaces – a modern house in its purest form.

The result is a home that feels intentional at every turn – not styled for a sale, but crafted as a long-term, dream home.





### First Impressions

From the outside, the house immediately sets itself apart.

Clean architectural lines are softened by a carefully curated palette of silicone render and Siberian larch, creating a finish that feels both contemporary and warm. A smart tarmac driveway leads to a striking, full-height German-engineered front door — understated, but unmistakably high quality.

It's a confident introduction without ever feeling overdone.

### Take a Look Inside

Step inside and the feeling is immediate.

Italian tiled flooring runs seamlessly across the open plan ground floor, paired with underfloor heating, while natural light is pulled deep into the home through thoughtfully positioned glazing. The overall effect is calm, bright and incredibly well balanced.



To the front, a generous ground-floor bedroom — currently arranged as a guest suite or annexe-style space — is framed by full-height glass with electronically controlled blinds. Alongside, a beautifully finished shower room with rainfall fittings and Luso Stone sanitaryware creates a highly flexible, semi-independent space ideal for guests, multi-generational living or a private workspace.

And then the house opens up.



To the rear, the kitchen, dining and living space is arranged as one expansive, open-plan environment – designed to feel both social and effortlessly functional.

A statement marble island anchors the kitchen, complemented by a suite of high-spec appliances including twin Bertazzoni ovens, an induction hob with integrated extractor and a Fisher & Paykel double dishwasher. A feature wall of imported Australian stone introduces texture and depth, while a large glass lantern above adds another layer of natural light.

Full-width aluminium sliding doors stretch across the rear elevation, dissolving the boundary between inside and out – and completely transforming the space during the warmer months.

This is the kind of room that becomes the backdrop to everything.



### The Outside Story

Stepping out, an elevated porcelain-tiled terrace with glass balustrading provides a natural extension of the living space – perfectly set up for entertaining, long summer evenings or simply enjoying the garden aspect.

The garden itself is generous and south-east facing, allowing light to move across it throughout the day.

At the far end, a fully powered, double-glazed garden room offers exceptional versatility – whether as a home office, studio, gym or creative space.



### More Than Just Open Plan

Back inside, a separate family or cinema room offers a completely different feel – a quieter, more intimate space, complete with integrated speaker system and large-format glazing.

A well-designed utility room with external access sits neatly off the main living space, adding practicality without interrupting the overall flow.



## Upstairs Vibes

A floating staircase in treated birch, framed by glass, leads to a calm and cohesive first floor, where cork flooring softens the space underfoot.

The principal suite is particularly impressive – generous in scale, with a dedicated dressing room and a beautifully finished en suite with full-height Italian tiling and Luso Stone sanitary ware. Elevated views extend out towards the sea, bringing a constant reminder of the home's coastal setting – something to be enjoyed morning and evening alike. The dressing room introduces an additional layer of flexibility, equally well suited as a nursery or additional single bedroom if required.

Sliding doors open to a Juliet-style balcony, with planning permission already granted for the creation of a roof terrace – an exciting opportunity to elevate the space even further.



## The Feel

What truly sets this home apart is its cohesion.

Every material choice, every line, every space feels intentional. It's modern, but warm. Architectural, but liveable. A home that doesn't just look good – it feels right.

And that's what makes it stand out.



Homes like this are rare – not just because of their size or specification, but because of the thinking behind them.

67 Dumpton Park Drive is a home that was designed with clarity, built with intent and finished with confidence.

For buyers searching for something truly contemporary, genuinely stylish and ready to impress – this is the one that stands apart.





eXp World UK Ltd is a registered company at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Registered company number is 12016573. VAT Registration Number is 327 4120 29