



Burleigh Lodge
18 Mill Lane | Herne Bay | Kent | CT6 7ED





Step inside

Burleigh Lodge

If a beautifully updated and elegant Victorian residence is your idea of a delightful family home, then look no further than this delightful detached property on the outskirts of Herne Bay. While it has been sensitively refurbished by the current owner in the last few years, it still retains wonderful period features that give it a special character. Externally these include chimneystacks and roof finials, sash windows, bay windows with pitched roofs and barge boards, inset rose decorations, a front and rear veranda with Kent peg tiles, ornate edging and tiled flooring and a pitched roof access to the original front door. All these features create real kerb appeal, even before you cross the threshold and are enhanced even further by the impressive entrance with its wrought iron gates flanked by a pair of imposing pillars and a brick wall that surrounds two sides of the entire frontage and rear garden.

The large area of hard standing provides plenty of space for parking numerous vehicles and leads to the integral garage and the front door. This opens into a porch and the charming inner front door with stained glass inserts and side panels and the spacious hall with engineered oak flooring that flows throughout the ground floor. It is at this stage that you can begin to appreciate all the wonderful internal period features this property has to offer including picture and dado rails, coved ceilings, pine doors and high skirtings, the original Victorian staircase with shallow treads, Pugin style floor tiles on the rear veranda and through to the garden room and fireplaces in many of the rooms.

There is a large and elegant open plan lounge/sitting area with a bay window, a charming stone surround fireplace with a log burner that makes an excellent focal point and a delightful stained glass door to the light and bright garden room. This is triple aspect with additional skylights and features the original mellow brick external wall, a woodburner and high stained glass windows, bi-fold doors to the rear terrace and Pugin style floor tiles as well as direct access to the rear veranda.

The gorgeous kitchen/diner provides a wonderful mix of contemporary and period features with a beautifully sculptured coved ceiling, a modern range cooker, two attractive period dressers with matching shaker style

kitchen units housing an integrated dishwasher and a vast central island/breakfast bar with trendy lights above and three bi-fold doors to the veranda. There is also an original marble surround fireplace with a log effect gas fire, a porthole style stained glass window and plenty of space for a dining table and chairs adjacent to the bay window.

A door leads to a rear vestibule with attractive half height panelling and a door to the garden, a contemporary vanity wash basin and a separate toilet. There is also a large walk-in pantry with space for an American style fridge freezer and a utility room providing space and plumbing for laundry facilities and door access to the garage. This includes useful shelving and the original oak herringbone flooring so could be converted into additional living accommodation, subject to the necessary planning permissions.

There is a large, partially boarded attic and off the galleried landing you will find a shower room, a family bathroom with original tiling, a stand-alone claw foot cast iron bath and an airing cupboard as well as a separate toilet and five bedrooms including four doubles and a single. A large double has a box bay window and a cast iron fireplace with inset tiles while the main bedroom has a box bay window and an original fireplace. It is adjacent to the partially vaulted single bedroom that makes an excellent dressing room but could be converted into ensuite facilities. One of the other bedrooms includes a fitted cupboard and views over the garden while the fourth double has an original fireplace.

The large and delightful rear garden features a spacious block paved terrace with a shrub border and a paved patio dining area. Here you can listen to the tinkling of the water as it flows into the superb koi carp pond with its 'beach hut' style pump room. Most of the rest of the rear garden is laid to a large level lawn with a central stone feature and makes a great play area for kids. It leads to a bar/summerhouse at the end of the garden with backlit stained glass windows and a charming seating area. There is also a very large garden storage shed and a bark playground with space for a trampoline.









Seller Insight

“ *This has been a truly wonderful family home for the past 40 years but with the family having flown the nest it is time to downsize although it will be a great wrench to leave this lovely place. Over the years we have enjoyed modernising the house it but still retaining all the period features. It is a great place for entertaining and we have held many parties and family get togethers including having a marquee in the garden for weddings.*

It is a very convenient location as we are close to the Thanet Way for easy access to London, Canterbury, Faversham and Thanet, while the post office and doctor's surgery is just round the corner. There is easy access to The Theatre in the Park and Herne Nursery and Primary school rated Outstanding by Ofsted, while Herne Bay includes a good secondary school with grammar and first class private schools in Canterbury, Faversham and the Thanet towns.

*Herne Bay is a charming seaside town and not only are there a variety of individual shops, restaurants, hair and beauty salons, the seafront and pier but there is a cinema, a little theatre, two veterinary practices and a market every Saturday. You can enjoy the coastline, nature and wildlife on walking and cycling trails through the Reculver coastal park or visit some of the museums and art galleries along the cultural train. For water sport enthusiasts there is sailing, angling and jet skiing while golfing aficionados can enjoy the nearby Whitstable and Seasalter or the Chestfield golf clubs. **

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel

By Road	
Herne Bay railway station	2.1 miles
Canterbury	7.4 miles
Dover docks	25.5 miles
Eurotunnel	24.1 miles
Charing Cross	66.4 miles
Gatwick airport	68.6 miles

By Train from Herne Bay	
High-Speed St. Pancras	1hr 20 mins
Dover Priory	54 mins
Charing Cross	1hr 50 mins
Victoria	1hr 32 mins
Canterbury	35 mins
Canterbury West to St Pancras	54 mins

Leisure Clubs & Facilities

Hampton Pier Yacht Club	01227 364749
Herne Bay Sailing Club	01227 375650
Herne Bay Angling Club	01227 362127
Whitstable Seasalter Golf Club	01227 272020
Chestfield Golf Club	01227 794411

Healthcare

Herne and Broomfield Surgery
Beltinge and Reculver Surgery
Estuary View Medical Centre
Whitstable and Tankerton Hospital
Kent and Canterbury Hospital
Chaucer Hospital

Education

Primary Schools:
Herne Junior
Reculver C. of E. Primary
Herne Bay Junior
The Kings Junior school

Secondary Schools:
Herne Bay High School
The King's School
St. Edmund's
Kent College
Simon Langton Girls Grammar
Simon Langton Boys Grammar

01227 749678
01227 374902
01227 284300
01227 594400
01227 766877
01227 825100

01227 374069
01227 375907
01227 374608
01227 714000

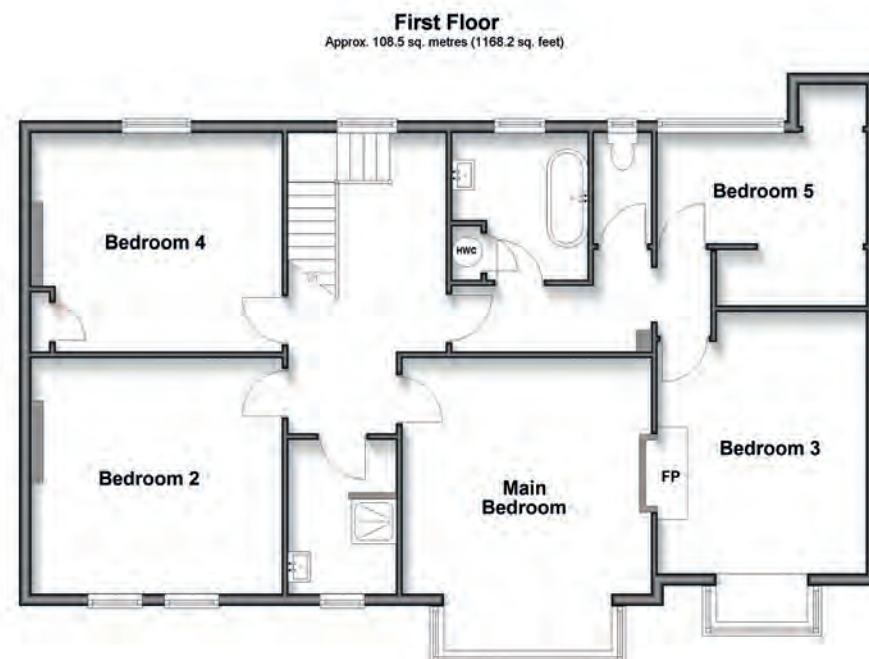
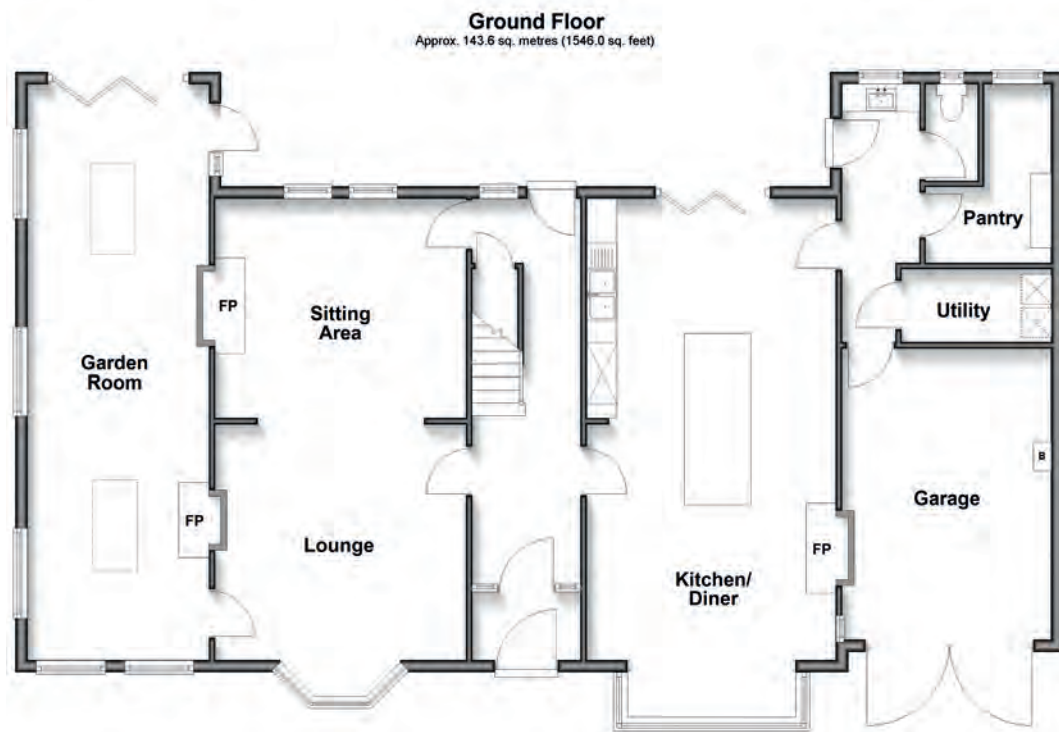
01227 361221
01227 595501
01227 475600
01227 813906
01227 463711
01227 463567

Entertainment

Salt and Light Bistro	01227 637403
The Rising Sun	01227 851262
Punch Tavern	01227 710474
A Casa Mia	01227 372947
The Sportsman	01227 273370
Marlowe Theatre	01227 787787
The Kings Hall	01227 374188
Kavanagh Cinema	01227 360569
Little Theatre	01227 366004

Local Attractions / Landmarks

Blean Woods Nature Reserve	01227 464898
Whitstable Museum and Gallery	01227 276998
Wildwood Wildlife Park	01227 712111
Whitstable Harbour	01227 262433
Whitstable Castle	01227 281726
Herne Bay pier	
Reculver Country Park and Towers	
Canterbury Cathedral	



GROUND FLOOR

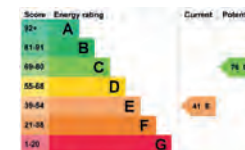
Porch	
Hall	
Kitchen/Diner	28'10 into bay x 13'7 (8.79m x 4.14m)
Boot Room	
Cloakroom	
Pantry	9'10 x 6'10 (3.00m x 2.08m) narrowing to 3'7 x 3'6 (1.09m x 1.07m)
Utility	8'2 x 4'0 (2.49m x 1.22m)
Sitting Area	13'8 x 11'11 (4.17m x 3.63m)
Lounge	13'11 x 13'8 (4.24m x 4.17m)
Garden Room	31'5 x 9'10 (9.58m x 3.00m)

FIRST FLOOR

Landing	
Bedroom 4	13'8 x 11'10 (4.17m x 3.61m)
Bedroom 2	13'9 x 12'11 (4.19m x 3.94m)
Shower Room	8'5 x 5'10 (2.57m x 1.78m)
Main Bedroom	16'4 (4.98m) narrowing to 12'10 (3.91m) x 13'7 (4.14m)
Bathroom	8'0 x 7'4 (2.44m x 2.24m)
Separate Toilet	
Bedroom 3	14'7 x 11'6 (4.45m x 3.51m)
Bedroom 5	11'5 (3.48m) x 9'6 maximum (2.90m) narrowing to 6'0 (1.83m)

OUTSIDE

Gated Driveway	
Garage	15'10 x 11'8 (4.83m x 3.56m)
Rear Garden	
Pond	
Covered Bar	
Shed	



Council Tax Band: G
Tenure: Freehold

Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

