



CHRISTOPHER HODGSON

# Herne Bay

## *Ivy Cottage, 37 Margate Road, Herne Bay, Kent, CT6 7BH*

Freehold

An enchanting Grade II Listed 17th-century cottage occupying an exceptionally generous plot, in the desirable village of Broomfield, which benefits from a local shop, post office and a popular public house. The property is ideally positioned for access to Herne Bay (2 miles), Whitstable (6.4 miles) and Canterbury (10 miles).

The property benefits from much original period detail, including an inglenook fireplace and exposed timbers. The spacious and versatile accommodation is arranged on the ground floor to provide an entrance porch, an entrance hall, a sitting room with a

wood-burning stove, a large living room with a pair of casement doors leading to the garden, a contemporary kitchen, a bedroom/study, and a family bathroom with a separate shower enclosure. To the first floor, there are four bedrooms and a bathroom.

The private and extensive gardens enjoy a westerly aspect and extend to 130ft (39m), and incorporate a summer house and a workshop. A driveway provides access to a detached triple garage with storage above, and off-street parking for several vehicles.

### LOCATION

Margate Road is a popular location in Broomfield, a desirable residential area which is situated approximately 2 miles from the centre of Herne Bay which benefits from a strong range of local facilities including a variety of individual retail outlets, supermarkets and well regarded local schools. The mainline railway station offers fast and frequent links to London (Victoria approximately 102mins), as well as the high speed Javelin service via Faversham (London St Pancras approximately 86 mins). The property offers excellent access to the A299 which gives access to the A2/ M2 motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Kitchen 13'0" x 9'3" (3.95m x 2.83m)

- Living Room 20'0" x 13'7" (6.10m x 4.14m )
- Sitting Room 16'7" x 11'8" (5.06m x 3.56m)
- Bedroom 5 / Study 10'2" x 8'6" (3.09m x 2.59m)

#### FIRST FLOOR

- Bedroom 1 13'11" x 10'1" (4.25m x 3.08m)
- Bedroom 2 12'7" x 11'11" (3.83m x 3.63m)
- Bedroom 3 11'8" x 11'0" (3.55m x 3.36m)
- Bedroom 4 9'11" x 6'0" (3.03m x 1.82m)
- Bathroom

#### OUTSIDE

- Rear Garden 130' x 108' (39.62m x 32.92m)
- Garage 18'6" x 8'2" (5.64m x 2.49m)
- Double Garage 20' x 18'6" (6.10m x 5.64m)

- Bathroom
- Storage Over Garage 26'3" x 11'2" (8.00m x 3.40m)
- Summer House 18'10" x 12'2" (5.74m x 3.71m)
- Bathroom
- Workshop 14'7" x 11'8" (4.45m x 3.56m)









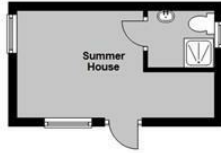
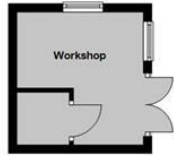
**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

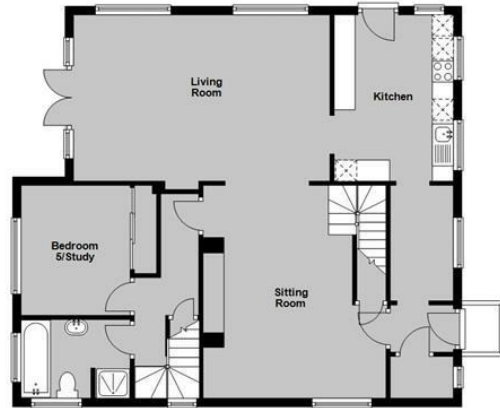
**ENERGY PERFORMANCE CERTIFICATE**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

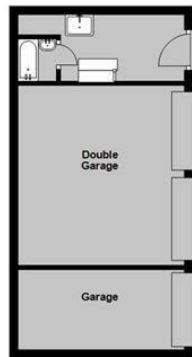
Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



**Ground Floor**  
Approx. 68.6 sq. metres (653.7 sq. feet)



**First Floor**  
Approx. 64.9 sq. metres (696.0 sq. feet)



Total area: approx. 153.5 sq. metres (1651.7 sq. feet)





95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | [INFO@CHRISTOPHERHODGSON.CO.UK](mailto:INFO@CHRISTOPHERHODGSON.CO.UK) | [CHRISTOPHERHODGSON.CO.UK](http://CHRISTOPHERHODGSON.CO.UK)

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe