



FOUNDATION

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20, Tothill Street, Minster, Ramsgate, CT12 4AG

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



20, Tothill Street, Minster, Ramsgate, CT12 4AG

- Three Bedroomed Detached Residence
- Desirable Open Plan Living Area
- Opportunity To Further Enhance
- Almost 1500 Sq.Ft Of Accommodation
- Westerly Facing Generous Rear Garden
- Large Driveway & Garage
- Village Location Close To Margate & Ramsgate
- Easy Access To Canterbury City Centre

SITUATION:

Minster is a highly regarded village on the Isle of Thanet, offering a wonderful combination of village character, open countryside and easy access to the coast. Set just inland from Ramsgate, the village has a strong community feel and a good range of everyday amenities, including a village shop, post office, pubs, cafés, church and local services. The surrounding countryside provides an abundance of walking and cycling routes, whilst the nearby coast offers miles of beaches and coastal paths.

Ramsgate is just a few miles away and provides a broader range of shops, restaurants, cafés and leisure facilities, together with its impressive Royal Harbour and marina. The neighbouring coastal towns of Broadstairs and Margate are also within easy reach, offering a vibrant mix of independent shops, restaurants, galleries, cafés and cultural attractions, with Margate in particular renowned for its creative and increasingly fashionable arts scene.

Families are well served by a good selection of local primary and secondary schools, with further highly regarded grammar and independent options available across Thanet. Nearby Canterbury also provides an excellent choice of schools, colleges and universities. For commuters, Ramsgate and nearby Sandwich stations provide regular high-speed services to London St Pancras, with journey times of around 75 minutes. The area also benefits from good road connections via the A299 and A256, providing access towards Canterbury, Dover and the M2, with the Kent coast and wider motorway network readily accessible.

Canterbury, approximately 20 miles away, offers extensive shopping, restaurants, culture and leisure facilities, alongside its historic cathedral and three universities. Dover and the Channel Tunnel provide convenient access to mainland Europe, while the port of Ramsgate offers further continental connections.



DESCRIPTION:

An exciting opportunity to acquire a detached three-bedroom residence, built in the 1960s and offered for the first time in over half a century, having been lovingly built and occupied by the same family since its construction. Situated in a desirable position within the heart of Minster village, this substantial home offers almost 1,500 sq.ft of accommodation and provides an excellent opportunity for a new owner to modernise, reconfigure and create a wonderful contemporary family home.



Although requiring a programme of updating, the property offers excellent proportions and, importantly, a layout with considerable potential. The accommodation opens into a spacious entrance hall with useful storage and a cloakroom, with the kitchen positioned to the left. Beyond this lies a generous L-shaped living and dining space, which has the potential to be transformed into an impressive open-plan kitchen, dining and family room. With the kitchen opened into

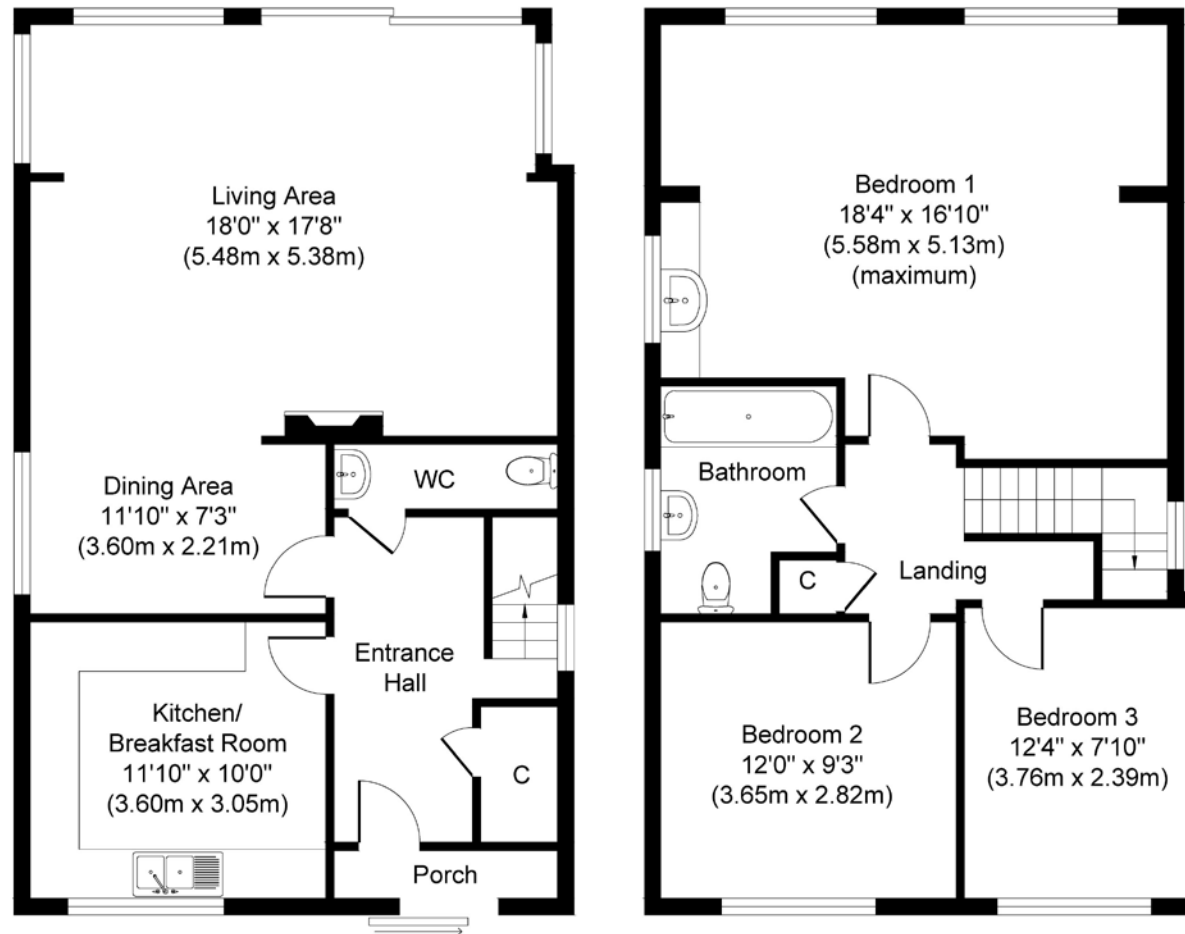
the existing living area, there would be a fantastic sense of space, while double doors provide a lovely connection directly onto the garden.

To the first floor, a spacious galleried landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom is particularly impressive, occupying a generous area to the rear of the property. A wash basin is already positioned within the room and, with some creative reconfiguration, it is easy to envisage the addition of an en-suite shower room, whilst still retaining ample space for a dressing area and king-size bed.

OUTSIDE:

The property enjoys a generous westerly-facing rear garden, providing sunshine from later in the morning through to the evening and offering plenty of scope for landscaping, entertaining and family enjoyment. To the front, a substantial driveway provides off-road parking for up to five vehicles, and leads to a detached garage

Minster itself is a highly regarded village on the Isle of Sheppey, offering a strong sense of community and a range of everyday amenities, whilst the surrounding coastline provides an excellent backdrop for those who enjoy outdoor pursuits and seaside living. The popular coastal towns of Whitstable, Herne Bay and Leysdown-on-Sea are all within easy reach, whilst Sittingbourne and the wider road and rail network provide convenient connections further afield.



TOTAL FLOOR AREA: 1454 sq. ft (135 sq. m)



EPC RATING
C



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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