



SAXON SHORE  
— ESTATE AGENTS —



## 5 Oakridge Woodland Way, Broadstairs, CT10 3QE Offers in excess of £675,000

Introducing this well presented, four bedroom, detached house on Oakridge in Kingsgate. Located off of the sought after Woodland Way, with easy access to the stunning cliff top promenades and sandy beaches at picturesque Botany and Kingsgate Bays. The renowned North Foreland Golf Course, local shop, public houses and restaurants can all be found within walking distance.

Accommodation spans across two floors and comprises of an entrance hall, a large sitting room with a bay window and a wood burner, french doors lead on to an open plan dining room and kitchen, a conservatory with wood burner and bifold doors opening out to the garden, a utility room, a study and W/C to the ground floor.

Upstairs is a shower room and four good sized bedrooms, one of which has an ensuite bathroom with separate bath and shower.

Outside to the front is a gated driveway and a double garage providing ample parking. To the rear is a stunning, generous garden with patio areas, lawns and a large pond.

### Porch

10'0" x 3'4" (3.07 x 1.04)

### Entrance Hall

13'8" x 12'0" (4.19 x 3.67)



### Sitting Room

12'7" x 25'3" (3.86 x 7.72)



### Dining Room

19'1" x 11'10" (5.84 x 3.63)



### Kitchen

9'11" x 10'2" (3.04 x 3.10)



### Conservatory

21'10" x 10'2" (6.66 x 3.10)



### Utility Room

3'8" x 9'8" (1.12 x 2.95)

### Bedroom 5 / Study

9'1" x 8'6" (2.77 x 2.61)



### WC

6'1" x 3'5" (1.86 x 1.06)



### Landing



### Bedroom 1

12'7" x 14'7" (3.86 x 4.45)



### Ensuite

9'10" x 9'4" (3.01 x 2.85)



**Garage**



**Bedroom 2**  
16'2" x 8'6" (4.93 x 2.61)



**Bedroom 3**  
10'7" x 9'4" (3.24 x 2.85)



**Bedroom 4**  
8'6" x 9'4" (2.61 x 2.85)

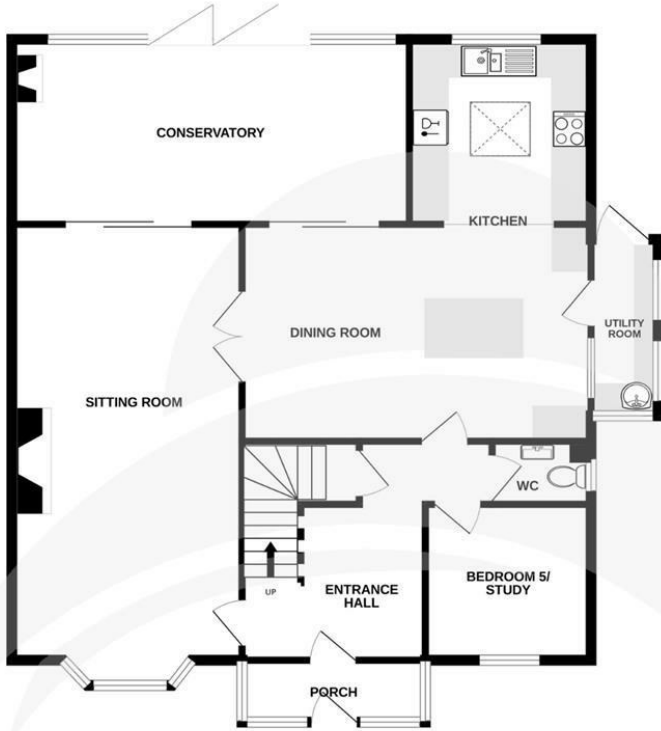


**Shower Room**  
5'5" x 7'6" (1.66 x 2.31)

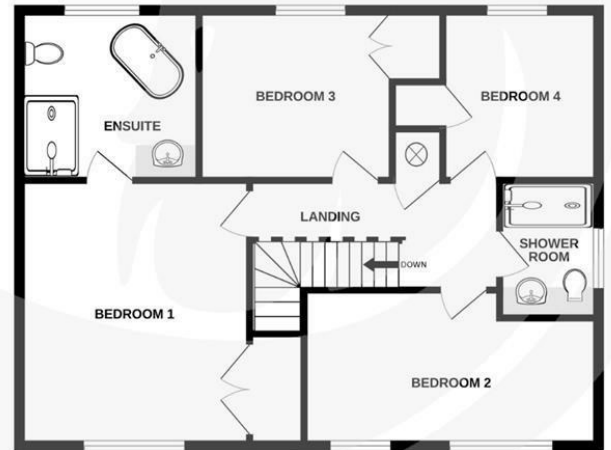


**Garden**

GROUND FLOOR  
106.6 sq.m. (1147 sq.ft.) approx.



1ST FLOOR  
70.8 sq.m. (762 sq.ft.) approx.



TOTAL FLOOR AREA : 177.4 sq.m. (1909 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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