



Price

£1,100,000
Freehold

Monkton Road, Minster, Ramsgate, Kent,
CT12

Monkton Road, Minster, Ramsgate,
Kent, CT12

Thanet Parkway	1.5 miles
Minster Station	1.2 miles
Ramsgate Station	4.4 miles



Completed in 1999, this executive family residence in a desirable village is set behind brick walls with a wide paved driveway. The spacious and flexible interior has room for the whole family and premium amenities.



Executive detached residence
completed in 1999
Flexible layout set over three floors
Premium amenities including underfloor heating throughout
Driveway, double garage and electric car charger
Landscaped mature rear garden with outdoor kitchen
Easy access to village shops, schools and train station





This impressive executive family home, completed in 1999, is privately set behind an attractive brick wall and framed by mature, well-established gardens. A wide paved driveway leads to the mock-Tudor frontage and covered entrance, creating an immediate sense of refinement and scale, blending period charm with modern features such as underfloor heating throughout. Inside, a spacious entrance hall with a striking galleried landing provides a dramatic and welcoming first impression, complemented by practical touches including a large closet and well-appointed cloakroom. The ground floor flows seamlessly into elegant living spaces, including a sitting room with a characterful brick fireplace, electric curtains and double doors opening into the dining room. This refined space continues through bi-folding doors into a bright conservatory overlooking the garden. The fitted kitchen offers a breakfast bar for informal dining, Miele appliances, space for a large fridge/freezer and attractive garden views, while a utility room, larder and internal access to the double garage enhance

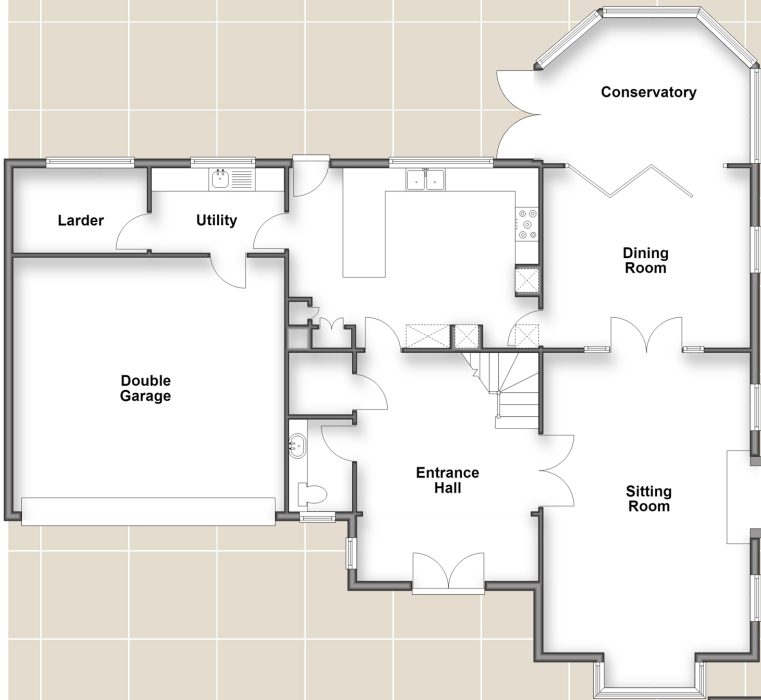
convenience. Further benefits include a water softener and centralised vacuum system throughout. Upstairs, the galleried landing features a charming reading nook and leads to four generous double bedrooms. The main suite includes a walk-in wardrobe and stylish ensuite, while the second bedroom also benefits from its own ensuite. The remaining rooms share a well-appointed family bathroom. The second floor adds versatility with two additional rooms, including a home office or potential fifth bedroom and a cinema room, along with further loft storage. Externally, the front offers ample parking and access to the double garage with electric car charging. The rear garden is thoughtfully arranged with mature planting, multiple seating areas and a covered outdoor entertaining space with kitchen and shed, creating an ideal setting for both relaxation and socialising. This home successfully combines comfort, quality and flexibility for modern family living.

What the owner says...

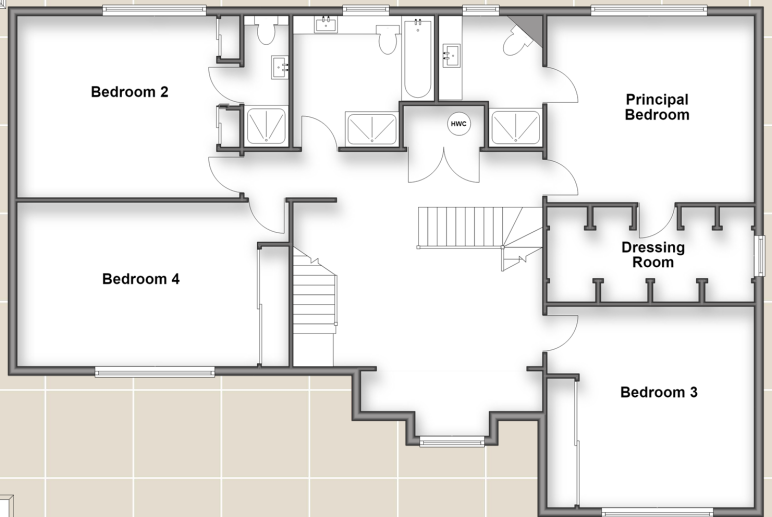
"Minster is one of East Kent's most desirable villages, offering a blend of rural charm, strong community spirit, and excellent connectivity. Centred around its historic abbey and village square, it has a welcoming atmosphere with independent shops, cafés, and local services providing everyday convenience. Surrounded by open countryside, scenic walks and peaceful landscapes, it is ideal for those who enjoy outdoor living while retaining village tranquillity. Despite its rural feel, Minster is well connected. The railway station provides direct services to Ramsgate, Canterbury and London via High Speed links nearby, while road access via the A299 and A256 makes surrounding towns and the Thanet coast easily accessible. The Port of Dover and Eurotunnel at Folkestone are also within reach, supporting convenient international travel.

Families are well catered for, with a range of respected schools nearby, including Minster Church of England Primary School and several highly regarded grammar and independent schools in Ramsgate, Sandwich and Canterbury. Healthcare is also well provided, with a GP surgery, dental practices and nearby hospitals. Leisure opportunities are plentiful, with the Thanet coastline offering sandy beaches, coastal walks and popular seaside towns such as Ramsgate, Broadstairs and Margate. Golf courses, including Royal St George's, as well as a growing selection of restaurants, pubs and farm shops, contribute to a varied and appealing lifestyle."

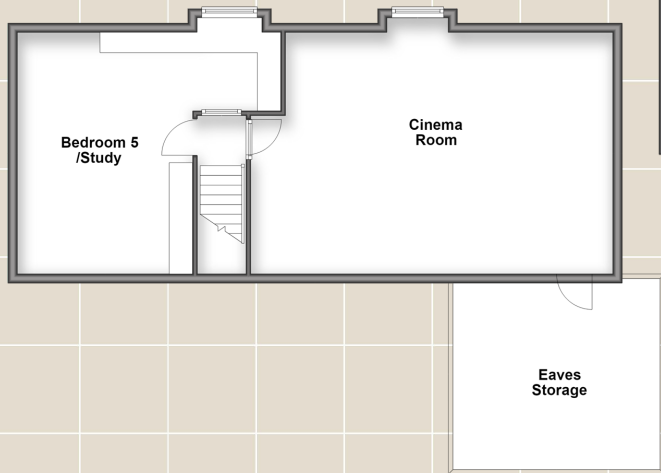
Ground Floor
Approx. 150.7 sq. metres (1622.4 sq. feet)



First Floor
Approx. 137.5 sq. metres (1480.1 sq. feet)



Second Floor
Approx. 67.3 sq. metres (724.7 sq. feet)
(excluding Eaves Storage)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Canterbury on 01227 479317

23 Watling Street, Canterbury, Kent, CT1 2UA

canterbury@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG

