



1 Pegwell Road
Ramsgate | Kent | CT11 0HY

 FINE & COUNTRY



STEP INSIDE

1 Pegwell Road

With its mellow brickwork, varied roof lines, high chimney stack and first floor balcony, this impressive contemporary property has immediate kerb appeal. Built in 2020 to a high end specification it sits in a wraparound garden and is approached via a spacious block paved driveway providing off road parking for three/four cars and a gate to the garden.

The attractive front door opens into a tiled hallway with underfloor heating that continues throughout much of the ground floor and a staircase to the first floor galleried landing. There is a delightful triple aspect, L-shaped living space incorporating dining and breakfast areas as well as a modern kitchen. It features a brand new and exclusive log burner surrounded by a stone fireplace with a granite hearth and three bi-fold doors to the terrace. While the well-equipped kitchen has glossy, flat fronted units with quartz worktops housing an induction hob and extractor, a built in oven and combi microwave as well as an integrated fridge freezer, a dishwasher and a door to the garden.

Also on the ground floor is a cloakroom, a fitted utility room with flat fronted units and granite worktops, the boiler and space for laundry appliances. However the 'star of the show' is the very spacious and well-proportioned nearly 18ft square triple aspect sitting room, ideal for entertaining and those more formal occasions.

On the first floor there is a large galleried landing with access to a loft, an airing cupboard and doors to the family bathroom with a vanity basin, a large single bedroom that also makes an excellent study with its plethora of plugs to accommodate office appliances and three double bedrooms with high and low level electric sockets.

These include one with delightful views over the garden, the guest room with an ensuite shower, a fitted cupboard and French doors to a glass fronted balcony where you can sit and enjoy glimpses of the sea. Steps lead down to the very spacious main bedroom that features a fitted dressing area, a shower room with a vanity basin and a 'light up' mirror plus access to a boarded attic with lighting.

The Indian sandstone terrace is just the place to enjoy barbecues, fun with friends and family and includes space for a hot tub. It is backed by a retaining wall with steps that lead to the rest of the garden which is surrounded by close board fencing and includes a garden shed. It is primarily laid to lawn bordered by fruit and herb beds, shrub beds with spring flowers and seating areas so you can follow the sun all day. However the 'piece de resistance' are the protected elm trees nestling in a small fairylike woodland glade incorporating a horseshoe shaped gravel pathway and charming flower beds.













SELLER INSIGHT

“ We bought this house from new and have really enjoyed living here but we want to move to be nearer our children. The location is ideal as it is only a short stroll to the seafront, the Bellevue Tavern and the Sir Stanley Grey pub and Seaview restaurant that does excellent Sunday lunches. In one direction it is just a 20 minute walk to the Viking Ship and café and a little further to the Pegwell Nature Reserve while, in the other direction, we can enjoy a seafront stroll to the town centre with its independent shops, high street stores, hair and beauty salons and supermarkets including Waitrose. You can wander down to the marina and harbour area with its bars, restaurants and artisan shops or take in a show or film at the Grandville Theatre. There are also plenty of places to cycle, walk the dog or enjoy the large sandy beach with the kids. Although Ramsgate has a mainline station it is often better to drive to Thanet Parkway station where it is easier to park and the fast train to St Pancras can take as little as 70 minutes.

With regard to education, for older children there is Chatham House and Clarendon Grammar school as well as the independent St Lawrence College while for younger members of the family there are a number of outstanding primary and prep schools. Sporting enthusiasts are well catered for as we are not far from the local bowls and croquet clubs and the sailing fraternity can moor their boats at the marina and enjoy the facilities at the Royal Temple Yacht club. If you play golf, there are numerous courses and clubs nearby including St Augustine's, Manston and Stonelees Golf Centres as well as the Princes and St George's championship courses at Sandwich while Broadstairs includes rugby, tennis and cricket 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:	
Ramsgate Station	1.1 miles
Thanet Parkway Station	2.1 miles
Dover Docks	20.6 miles
Channel Tunnel	27.2 miles
Canterbury	16.5 miles
Gatwick Airport	82.1 miles
Charing Cross	79.1 miles
By Train from Ramsgate:	
St. Pancras	1hr 14mins
Canterbury	20 mins
Ashford International	36 mins
London Charing Cross	1 hr 52 mins
London Victoria	1hr 40mins
By Train from Thanet Parkway:	
High-Speed St. Pancras	1 hr 10 mins
Canterbury West	15 mins
Ashford International	30 mins
London Charing Cross	1hr 47 mins
London Victoria	1hr 35 mins

Education

Primary Schools:	
Newington Community Primary	01843 593412
Chilton Primary	01843 597695
Holy Trinity Primary	01843 860744
Wellesley Hadden Dene (independent)	01843 862991
St. Lawrence Junior (independent)	01843 587666
Secondary Schools:	
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

Healthcare

East Cliff Practice	01843 855800
The Grange Practice	01843 572740
Dr Adam Akyd & Partners	01843 595951
Dr M D Cardwell	0300 0427007
QEQM Hospital, Margate	01843 225544

Leisure Clubs & Facilities

St Augustine Golf Club	01843 590333
Bannatynes Health Club	01843 600606
Stonelees Golf Centre	01843 823133
Manston Golf Centre	01843 590005

Ramsgate Croquet Club	01843 588878
Ramsgate Bowls Club	01843 594804
Royal Temple Yacht Club	01843 591766

Entertainment

Pegwell Bay Hotel	01843 599590
Sir Stanley Gray	01843 599590
Belle Vue Tavern	01843 593991
Granville Theatre, Ramsgate	01843 591750
Albion House Hotel	01843 606630
Comfort Inn	01843 592345
Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701
La Magnolia	01843 580477

Local Attractions & Landmarks

King George IV Memorial Park	
Royal Harbour and Marina	
Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery	01843 233000
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum	01843 863453
Westwood Cross Shopping Centre	
Pegwell Nature Reserve	



GROUND FLOOR

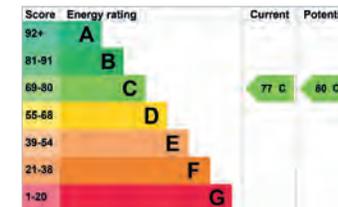
Entrance	
Dining Area	14'4 x 14'1 (4.37m x 4.30m)
Kitchen/Breakfast Area	17'9 x 11'5 (5.41m x 3.48m)
Cloakroom	
Utility Room	8'8 x 4'6 (2.64m x 1.37m)
Sitting Room	17'10 x 17'5 (5.44m x 5.31m)

FIRST FLOOR

Galleried Landing	
Bathroom	
Bedroom 3	11'7 x 10'11 (3.53m x 3.33m)
Bedroom 2	13'11 x 9'2 (4.24m x 2.80m)
En Suite Shower Room	
Balcony	
Bedroom 4/Study	8'10 x 8'8 (2.69m x 2.64m)
Main Bedroom	17'7 x 11'6 (5.36m x 3.51m)
En Suite Shower Room	
Dressing Area	10'2 x 7'0 (3.10m x 2.14m)

OUTSIDE

- Front Garden
- Driveway
- Rear Garden
- Shed



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 18.03.2026



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