



White Walls
Holland Close | Broadstairs | Kent | CT10 3QJ

WHITE WALLS



Step inside

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Tucked away along a small cul-de-sac close to Kingsgate beach is this stunning L-shaped property. It has been extended and completely refurbished by the current owners and includes a self-contained annexe and a heated outdoor swimming pool. Whether you are looking for a permanent home or an excellent holiday and weekend retreat this place has it all.

A spacious driveway where you can park a number of cars leads to the double garage, the annexe entrance and the very wide and contemporary front door. This opens into a charming double height entrance hall with a superb floating oak staircase and a glass balustrade as well as a large picture window providing plenty of natural light. It leads to a corridor with a double storage cupboard and access to much of the ground floor accommodation including the very impressive kitchen/lounge/living room with LVT flooring and underfloor heating that flows through many of the rooms, a feature split faced granite and quartz wall and vast patio doors to the terrace and swimming pool.

There is a large seating and dining area as well as a gorgeous Leicht kitchen designed by A. J. Ball. This consists of an island/breakfast bar with an induction hob and downdraft extractor. There are beautiful units housing high end appliances including a built in oven, combi microwave and a warming drawer as well as a full height larder fridge and matching freezer, a large temperature controlled wine fridge and a dishwasher. While the adjacent utility room has an additional built in oven, laundry facilities and a very spacious walk-in larder.

Glazed doors open into a spacious play room with built in shelving, this could also be a more formal dining room to entertain guests. However if you are looking for a little relaxation there is a superb dual aspect and fully equipped bar/games room that includes a freezer and cupboards plus patio doors to the rear terrace. There is also an adjacent wet room and toilet, a changing room and a drying room with access to the rear terrace with an outdoor heated shower, so provides excellent facilities for anyone using the swimming pool.

This floor also includes a large double bedroom with patio doors to a separate patio, fitted wardrobes and an ensuite with a Jacuzzi bath that would make an ideal additional 'annexe' for an elderly relative or an excellent guest room for anyone who finds the stairs difficult.

Upstairs there is a corridor with a skylight, a large airing cupboard and the plant room as well as a fabulous family bathroom with a walk-in shower, a stand-alone curved bath and a vanity basin plus a single bedroom with a wall of fitted cupboards that makes an ideal dressing room. You will also find a double bedroom with fitted cupboards and a guest double bedroom with fitted wardrobes, an ensuite bathroom with a Jacuzzi bath and patio doors to the delightful roof terrace where you can sit and sip your morning coffee admiring the view over the garden and beyond.

However it is the principal suite that takes the prize. It has air conditioning, vast patio doors to the south facing balcony with a glass and chrome balustrade, a spacious fitted dressing room and an archway to the ensuite Villeroy and Boch bathroom. This has a feature split faced granite and quartz wall, a contemporary oval bath, a walk in shower and twin vanity basins.

The front door to the annexe opens into an office space, currently in use as a salon. A separate staircase leads up to a living/dining room that includes a fitted kitchen area with a hob, oven, fridge freezer, dishwasher and washing machine. There is a bathroom with a panelled bath, walk-in shower and a vanity basin and two double bedrooms including one with Velux windows and the other has patio doors to the roof terrace and a walk in wardrobe.

If leisure and pleasure are top of your list then the very easy to manage south facing rear garden is ideal. It consists of a resin patio with a large hot tub and an impressive sauna, astro turf around the heated swimming pool, a vast granite terrace bordered by a lawn and a pergola covered outdoor kitchen with a retractable roof. The kitchen includes a barbecue, pizza oven and a fridge.















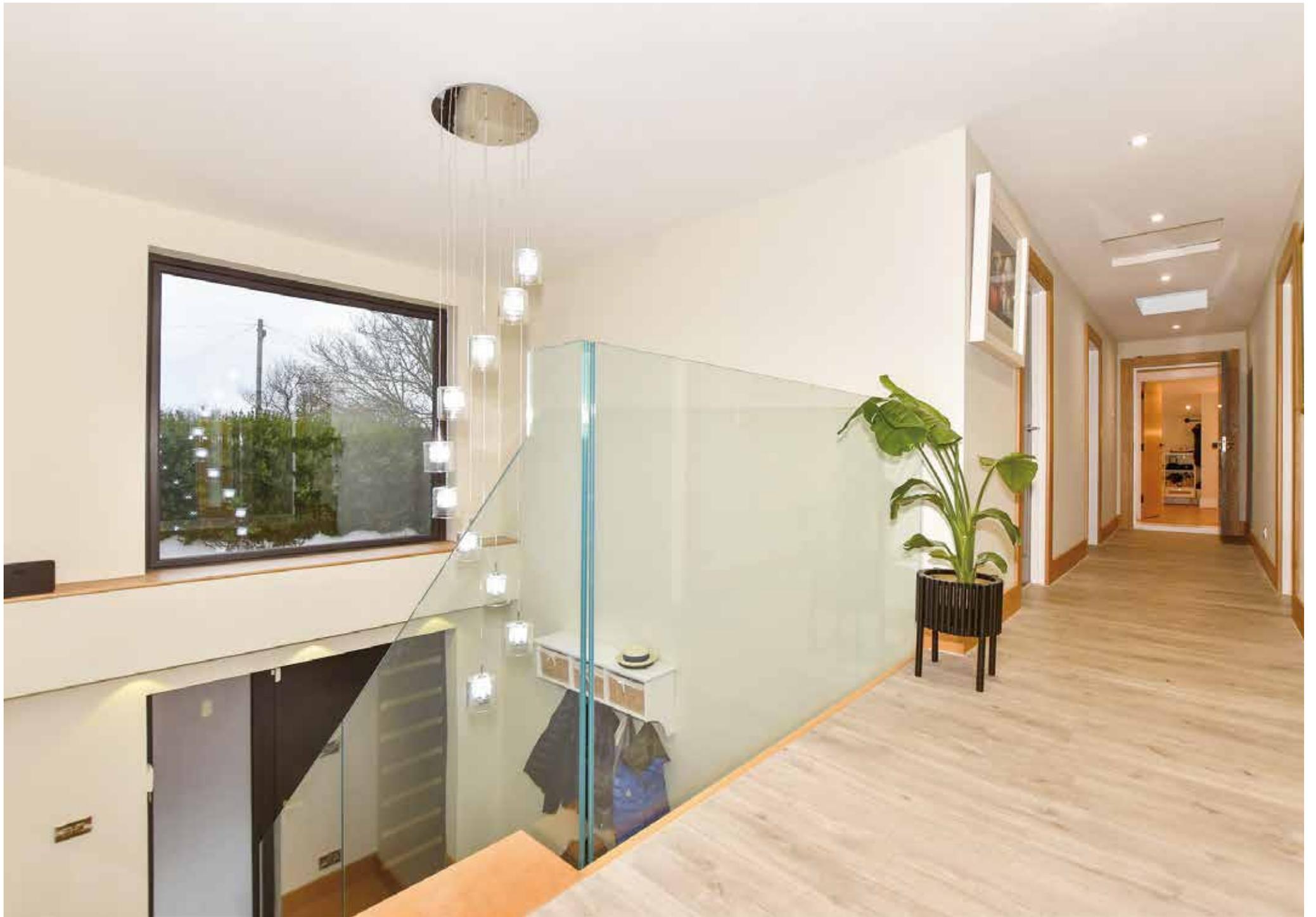
Seller Insight

“ We have thoroughly enjoyed completely refurbishing and extending this property over the past few years but are now looking for a new project and hope that new owners will appreciate and enjoy everything we have done to create this very special home. We chose this house as it is in a particularly quiet and private area and, as it is in a small cul-de-sac, it is very safe for children and pets. We are only about a minute's walk from Kingsgate beach and, if you want a meal out but don't want to drive, the delightful Captain Digby is just across the road.

The accommodation is very flexible and ideal for multi-generational requirements or, if you are considering the property as the ultimate holiday home, the annex could make an excellent home for staff looking after the property in your absence.

For surfing enthusiasts the nearby Joss Bay provides very good facilities and golfing aficionados have very easy access to the North Foreland Golf Club. There is also the Botany Bay Hotel as well as a useful convenience store nearby. Broadstairs is a delightful town with a mainline station where fast trains to London take less than an hour and a half. There are a wide variety of individual shops, bars and restaurants as well as annual events such as Folk Week, the Dickens Festival and the Food Fair. There are also excellent education facilities in the area from nursery up to grammar and private schools.”*

* 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:
 Broadstairs Station 2.2 miles
 Channel Tunnel 31.8 miles
 Dover Docks 25.2 miles
 Canterbury 20.1 miles
 Gatwick Airport 83.6 miles
 Charing Cross 81.4 miles

By Train from Broadstairs:
 High-Speed St. Pancras 1hr 22 mins
 Charing Cross 1hr 56 mins
 Victoria 1hr 48 mins
 Canterbury West 25 mins
 Ashford International 42 mins

Leisure Clubs & Facilities

Surf School Joss Bay 01843 868171
 North Foreland Golf Club 01843 862140
 Thanet Wanderers RUFC 01843 868857
 Broadstairs and St. Peter's Bowls Club 018143 861293
 Broadstairs and St. Peter's Tennis Club

Healthcare

Thanet Community Health Hub 0333 3328462
 St. Peter's Surgery 01843 608860

Broadstairs Medical Practice
 Mocketts Wood Surgery
 QEQM Hospital

Education

Primary Schools:
 Callis Grange Nursery and Infant 01843 862531
 St. Peter's Primary 01843 861430
 St. Joseph's Primary 01843 861738
 Upton Junior 01843 861393
 Wellesley Hadden Dene 01843 862991
 St. Lawrence Junior 01843 572900
 St George's Primary 01843 609000

Secondary Schools:
 Charles Dickens 01843 862988
 St. George's 01843 609000
 Dane Court Grammar 01843 864941
 Chatham and Clarendon Grammar 01843 591075
 St. Lawrence Senior 01843 572900

Entertainment

Sarah Thorne Theatre, Broadstairs 01843 863701
 Granville Theatre, Ramsgate 01843 591750
 Vue Cinema Complex 0871 2240240
 Palace Cinema 01843 865726

01843 608836
 01843 862996
 01843 225544

Tartar Frigate Restaurant
 Botany Bay Hotel
 Captain Digby
 Kebbels

01843 862013
 01843 868641
 01843 867764
 01843 319002

Local Attractions / Landmarks

Crampton Tower 01843 871133
 Dickens House Museum 01843 861232
 Quex Park 01843 841119
 Lilliput Mini Golf 01843 861500
 Turner Contemporary 01843 233000
 Spitfire and Hurricane Museum 01843 821940
 Hornby Visitor Centre, Westwood 01843 233524
 Shell Grotto, Margate 01843 220008



Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold

First Floor
Approx. 200.2 sq. metres (2154.9 sq. feet)



GROUND FLOOR

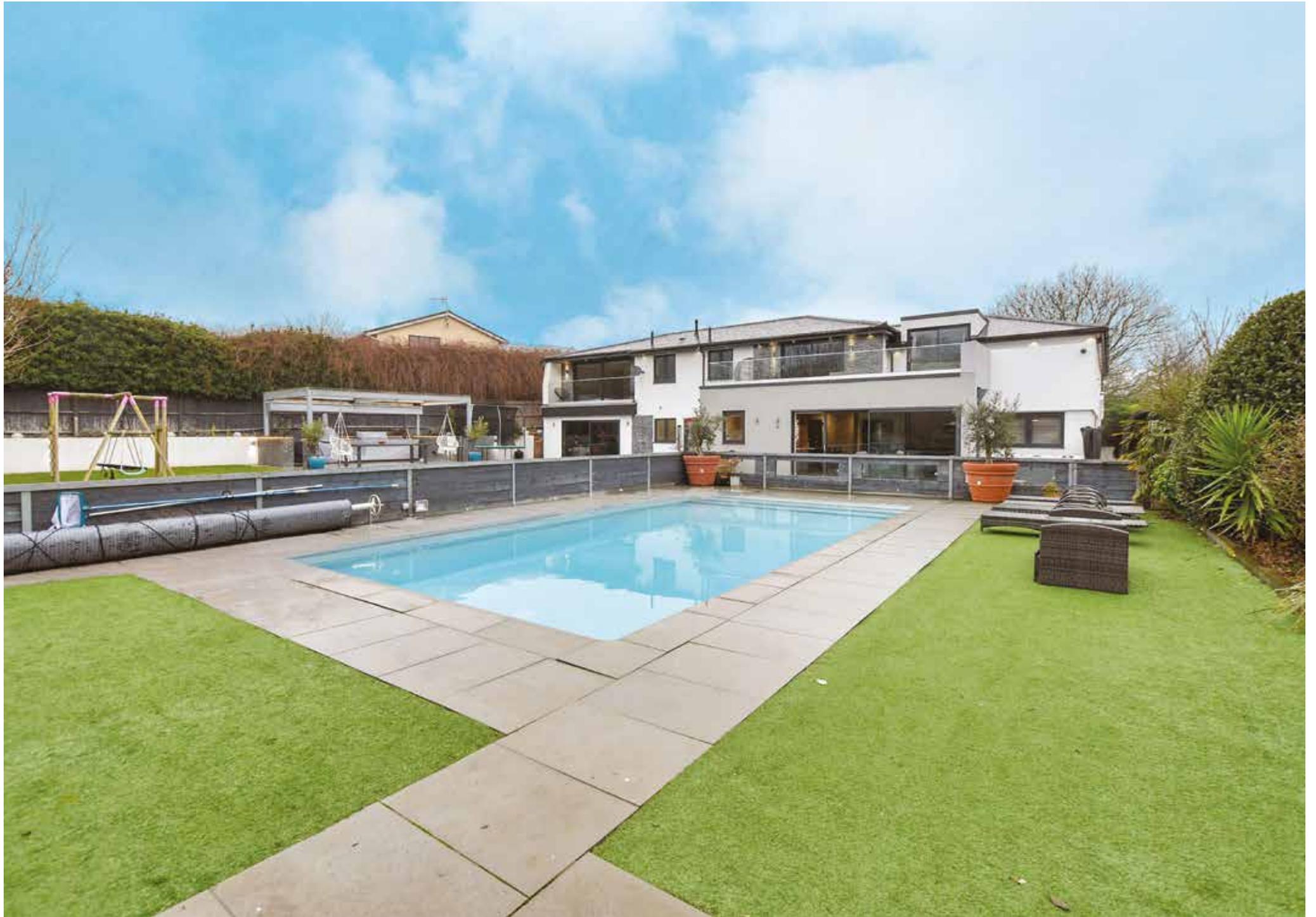
Reception Hall	16'4 x 9'9 (4.98m x 2.97m)
Bar/Games Room	27'7 x 17'8 (8.41m x 5.39m)
Boiler Room	
Shower Room	6'3 x 5'6 (1.91m x 1.68m)
Play Room	21'5 x 11'6 (6.53m x 3.51m)
Kitchen/Dining/Living Room	26'2 x 19'5 (7.98m x 5.92m)
Office	11'6 x 7'9 (3.51m x 2.36m)
Utility Room	8'7 x 5'3 (2.62m x 1.60m)
Pantry Cupboard	
Bedroom	17'9 x 15'9 (5.41m x 4.80m)
En Suite Bath/Shower Room	17'1 x 4'5 (5.21m x 1.35m)
Annexe Office	17'6 x 8'2 (5.34m x 2.49m)

FIRST FLOOR

Landing	
Principal Bedroom	18'3 x 12'3 (5.57m x 3.74m)
Dressing Area	11'7 x 9'5 (3.53m x 2.87m)
En-suite Bath/Shower Room	11'3 x 7'6 (3.43m x 2.29m)
Balcony	
Family Bath/Shower Room	9'11 x 7'3 (3.02m x 2.21m)
Bedroom 2	13'5 x 11'4 (4.09m x 3.46m)
Walk In Wardrobe/En Suite	11'4 x 7'8 (3.46m x 2.34m)
Roof Terrace	26'5 x 7'1 (8.06m x 2.16m) plus 10'3 x 9'4 (3.13m x 2.85m)
Bedroom 5	11'6 x 9'7 into fitted wardrobes (3.51m x 2.92m)
Bedroom 4	11'5 x 11'4 (3.48m x 3.46m)
Annexe Entrance Hall	
Annexe Living/Dining/Kitchen	18'5 (5.62m) narrowing to 13'10 (4.22m) x 16'5 (5.01m)
Annexe Bath/Shower Room	12'6 x 5'8 (3.81m x 1.73m)
Annexe Bedroom 1	14'6 (4.42m) narrowing to 10'6 (3.20m) x 13'3 (4.04m)
Annexe Walk In Wardrobe	13'4 x 3'1 (4.07m x 0.94m)
Annexe Bedroom 2	14'1 x 8'4 (4.30m x 2.54m)

OUTSIDE

Rear Garden	
Outdoor Heated Swimming Pool	
Outdoor Kitchen	
Sauna	
Hot Tub	
Driveway	
Double Garage	20'1 x 18'1 (6.13m x 5.52m)



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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