



Elmwood Close, Broadstairs, CT10 3AY
£1,375,000



For all enquiries please quote reference RP1132

Orchard House, Elmwood Close, Broadstairs

Architecturally inspired coastal living — where light, craft, and calm collide.

Tucked away at the edge of Reading Street in the heart of St Peter's, Orchard House is a masterclass in contemporary design and understated luxury. Set behind private electric gates on a discreet private road within an exclusive cul-de-sac, this five-bedroom residence sits gracefully on its third-of-an-acre plot — its striking façade of Siberian larch and flint a quiet nod to Kent's architectural heritage, reimagined for modern living. The moment you arrive, there's an air of calm and permanence; the kind that only a home so carefully considered can create.

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Setting the Scene

Approached via a private road and framed by brick pillars with up-and-down lighters, the entrance is both elegant and secure. The gates open to reveal a gravel driveway with space for several cars and a detached double garage with a pitched, boarded loft above. The home itself makes an immediate impression — glass, larch, and flint working in perfect harmony to create a contemporary silhouette softened by nature. Floor-to-ceiling windows capture the ever-changing skies, while the sound of rustling trees and coastal wind reminds you how close you are to the sea. Every detail, from the granite cobbles beneath your feet to the soft exterior lighting that wraps around the garden, feels intentional.

Inside Orchard House

Step through the glass-panelled front door into a generous, light-filled hallway — the oak and glass staircase spiralling elegantly through the heart of the home. Every inch is crafted with precision: oak flooring, solid oak doors, and seamless flow between spaces.

To one side, the home office overlooks the drive and gardens — its floor-to-ceiling windows dressed with plantation shutters. Across the hall, a second reception room captures morning light through tall glazing, making it the perfect family retreat.

The kitchen and dining space is, quite simply, magnificent. Quartz worktops gleam beneath natural light, while the generous island forms the social hub of the home, housing an induction hob and breakfast seating to one end. Siemens ovens and coffee machine, Miele and AEG appliances complete a kitchen designed for both performance and beauty.

Corner bi-fold doors peel back to reveal the terrace and gardens, creating an effortless connection between indoor and outdoor living. A separate utility room keeps everything practical and polished, while underfloor heating runs throughout, zoned by floor for comfort and efficiency.

The Upper Floors

The oak and glass staircase leads gracefully upwards through all three levels, open to the light above.

The first floor hosts three generous bedrooms — including the primary suite, complete with a vast walk-in wardrobe and an indulgent en-suite bathroom featuring a freestanding bath and oversized shower. Each room is bathed in natural light and finished with oak floors and doors. One bedroom enjoys a glimpse of Joss Bay through the treetops — a reminder of how close the coastline lies.

On the top floor, two further bedrooms sit beneath pitched ceilings — both beautifully proportioned, one with a charming bay window, the other with elevated sea views. A large family bathroom with his-and-hers sinks and both shower and bath completes this serene level.





Beyond the Walls

Outside, the setting is sublime. The gardens wrap elegantly around the property — expanses of lawn framed by mature trees, soft lighting, and the soothing rhythm of nature. Birds nest in the branches, and in quieter moments, you can hear the distant sea breeze from Joss Bay.

A composite millboard deck runs seamlessly from the kitchen and family room, offering the perfect entertaining space. The granite cobbles that trace the side of the house lead to a large koi pond — once home to a collection of fish, now ready to be repurposed or restored. There's a full irrigation system in place and outdoor lighting that brings the garden to life after dusk.

Key Details & Features

Five bedrooms, three bathrooms (two en-suites)

Total approx. 3,352 sq. ft.

Plot: approx. one-third of an acre

Zoned underfloor heating to every floor

Quartz work surfaces, Siemens and Miele appliances

Detached double garage with loft storage

Driveway for five to six cars

Two sets of bi-folds from the living room,

L-shaped bi-folds from kitchen

Irrigation system and composite

millboard decking

Private gated setting off a quiet private

road, EV Car charging point.

Room Dimensions (approx):

Garage: 19'9" x 19'7"

Office: 13'11" x 10'8"

Family Room: 14'3" x 15'7"

Living Room: 11'2" x 20'10"

Kitchen/Dining Room: 24'9" x 15'7"

Utility Room: 6'9" x 6'3"

Primary Suite: Bedroom 13'8" x 15'7",

Wardrobe 6'6" x 7'5", Ensuite 13'8" x 12'8"

Front Bedroom: 14'3" x 15'7"

Bedroom (Left): 19'6" x 10'11"

Top Floor Bedrooms: 20'7" x 9'9" and

14'9" x 11'9"

Family Bathroom: 11'6" x 10'5"

Location, Location

Elmwood Close sits on the cusp of Reading Street and St Peter's — one of Broadstairs' most desirable pockets. Here, life moves to the rhythm of the seasons: spring blossom, the summer hum of crickets, autumn winds that carry the scent of the sea. From the upper floors, you can sense the tide's ebb and flow at Joss Bay — just minutes away.

Walk to The White Swan for a Sunday roast, grab a morning coffee from Staple Stores, or stroll down to the beach for a surf or sea dip before breakfast. The area is steeped in literary and coastal heritage — Charles Dickens' footsteps echo through the town's lanes, while Broadstairs' Blue Flag beaches and cliff-top walks remain among the finest in Kent.

North Foreland Golf Club is a five-minute walk away, with excellent schools, cafés, and boutique shops within easy reach. Fast trains to London St Pancras take just 1 hour 14 minutes, making this a dream for those who crave both connection and calm.

In Closing

Orchard House is more than a property; it's a retreat. A modern home that breathes with its surroundings — light shifting through glass, the wind whispering through trees, and the quiet promise of coastal life on your doorstep. For those seeking architectural distinction, natural serenity, and a timeless sense of place — this is Broadstairs at its most beautiful.

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- Energy-efficient contemporary home – approx. 3,352 sq. ft. on one-third-acre plot
- Architecturally designed five-bedroom detached home in exclusive private cul-de-sac
- Electric gated entrance with extensive driveway and detached double garage
- Striking façade of Siberian larch, flint, and glass – a modern take on Kentish design
- Expansive open-plan kitchen with Quartz worktops, Siemens and Miele appliances
- Zoned underfloor heating throughout all floors
- Two reception rooms and exceptional natural light with floor-to-ceiling glazing
- Landscaped wraparound gardens with irrigation system and composite decking
- Moments from Joss Bay, North Foreland Golf Club, and coastal walks





Total area: approx. 311.4 sq. metres (3352.2 sq. feet)

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