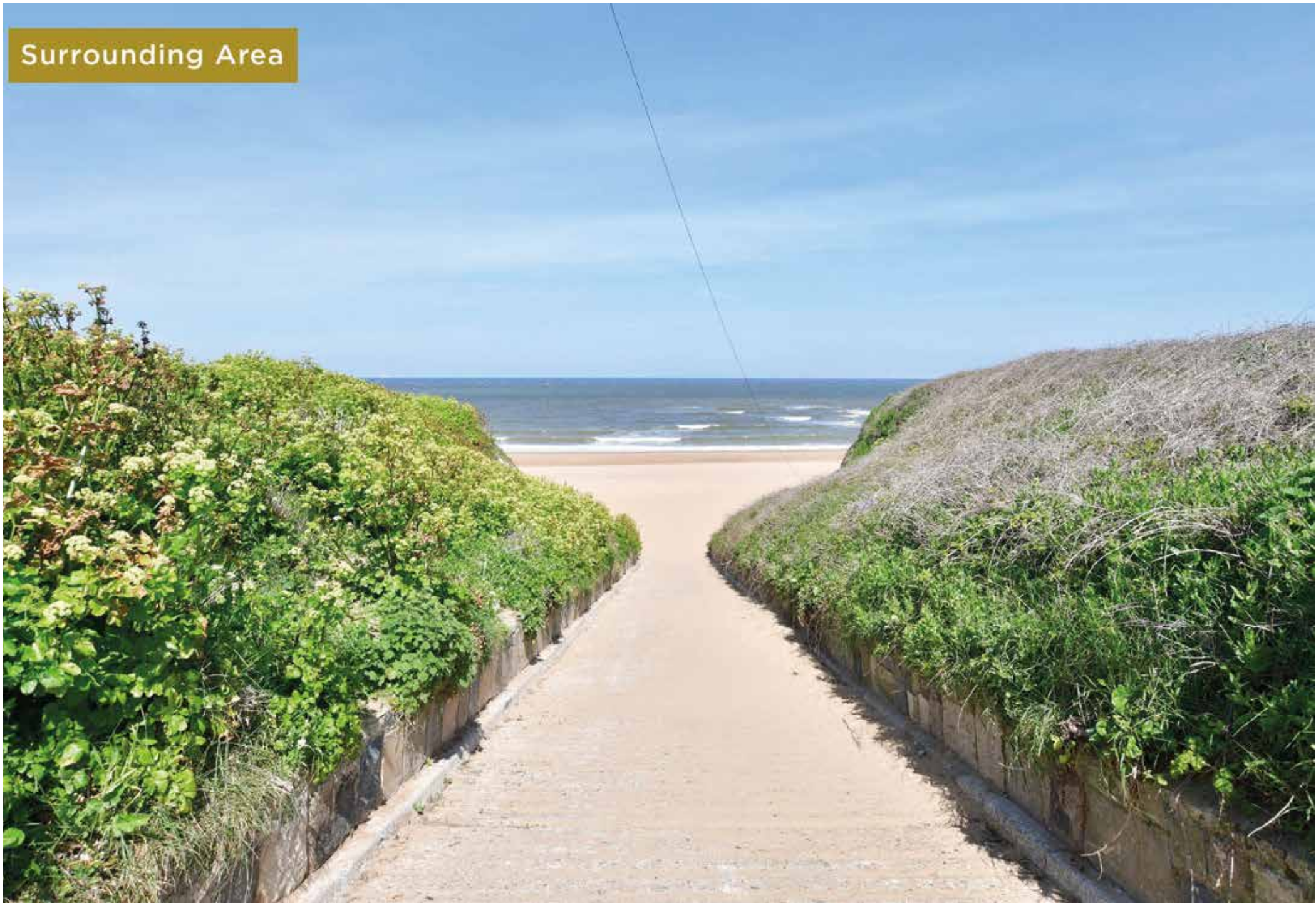




162 Botany Road
Broadstairs | Kent | CT10 3SE

 FINE & COUNTRY

Surrounding Area



Step inside

162 Botany Road

Enviably positioned just 25 metres from the blue flag Botany Bay is this highly versatile detached coastal residence. Thoughtfully extended and updated by the current owners the spacious and flexible interior is perfect for multi-generational living plus a separate detached annex offers more flexibility for family, guests or business use. The options are endless!

A large, refurbished, block paved driveway leads to the garage, the separate entrance to the annexe and the impressive, hand built oak framed porch. The hall, with its engineered oak flooring that flows through much of the ground floor, opens into the front section of the house, which could easily provide independent accommodation as a two bedroom self-contained residence. There is a shower room with a circular marble basin, a utility room and two double bedrooms, including one with a bay window, colonial style bespoke shutters and views of the sea.

An internal door opens through to the central section of the house which forms the main home, boasting elegant living space for the family with three further bedrooms. The charming, tiled family bathroom includes twin marble basins, a bath and separate shower. There is access to the stunning kitchen/breakfast room with skylight, mood lighting and a beautiful hand built wooden archway to the impressive dining area and on to the bright triple aspect family area, providing a delightful open plan feel. The kitchen includes a superb central island/breakfast bar, a Rangemaster Elan cooker and Howden shaker style units with a built in Bosch double oven, Lamona combi microwave, American fridge freezer, dishwasher, a double butler sink and a bespoke wine rack. There is also an adjacent utility room with fitted units, a combi boiler and laundry facilities.

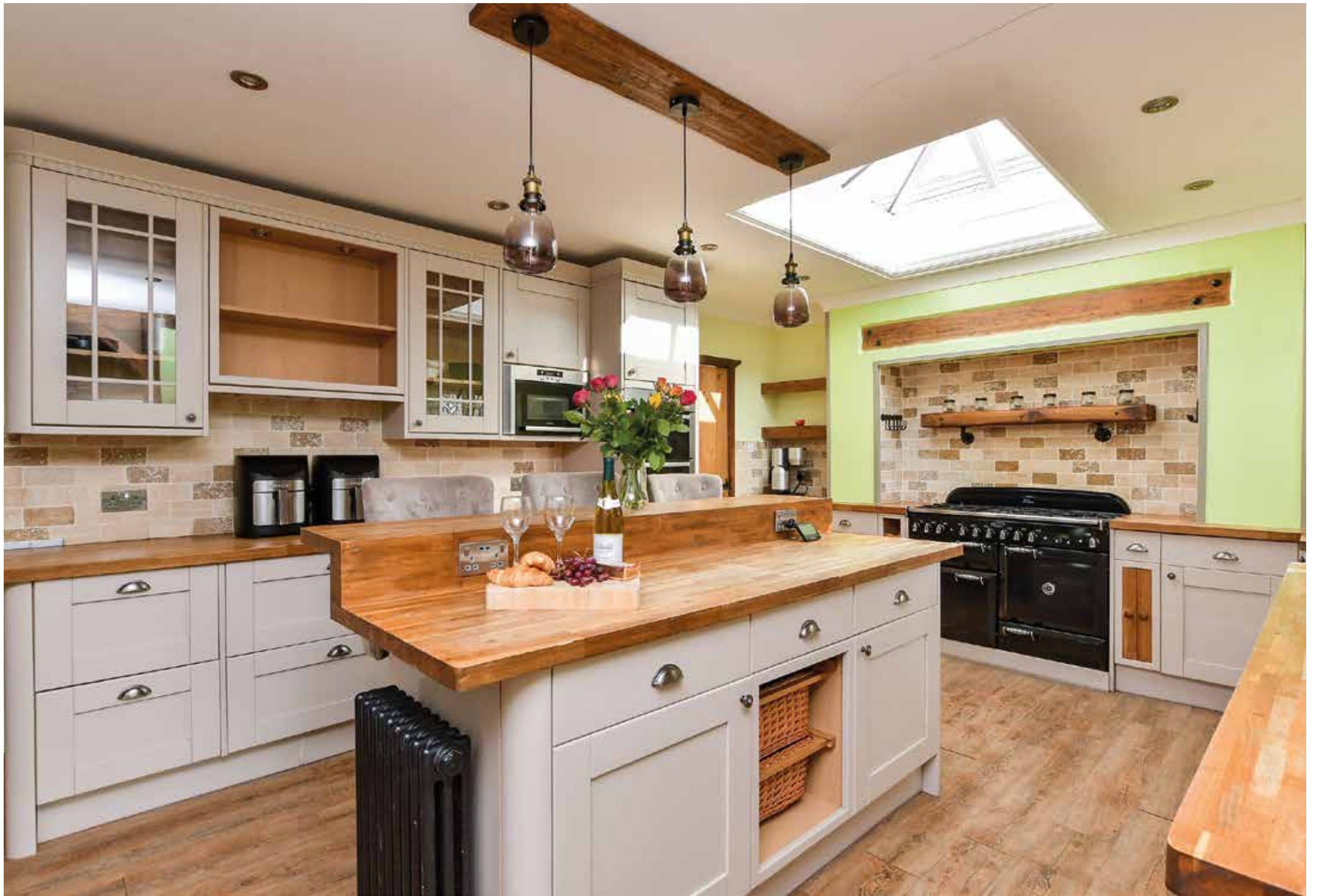
The family area has three bi-fold doors to the rear terrace while the dining area has access to an inner lobby. This leads to a guest double bedroom with French doors to a private patio area and the lovely lounge with beautiful hand built shelving, display units, a delightful fireplace and a log burner, ideal for snuggling in front of in the winter months.

Upstairs there are two fabulous double bedrooms offering a wealth of head height. One is double aspect with an en suite shower room and a sea view from both windows. However, the first bedroom epitomizes luxury; over 21 foot in length, this is the perfect space to escape and relax. The marbled ensuite shower room only confirms how magnificent this space is.

Outside, the gate to the separate detached annexe leads to a private patio and a path to the front entrance. This opens into the spacious lounge/diner that benefits from additional sleeping for children at one end. There is a door to the fitted kitchen with an oven and hob as well as space for a fridge, access to the shower room and a double bedroom with fitted cupboards and views out to the gardens. Adjacent to the annexe is a storage room that is currently in use as a workshop, however it could be converted into another bedroom for the annexe.

The extremely easy to manage rear garden is a wonderful outdoor entertainment space with a terrace, a lawn area leading to a raised decked area with built in lights, a great space for enjoying the sunshine. A second patio comes off the fifth bedroom and would be ideal for visiting guests to enjoy a morning coffee in private. And later on they can join you at the homemade pergola-covered bar to enjoy the rest of the fabulous garden.







Seller Insight

“ I love Botany Road and over the past 13 years have lived in four different houses along the same road, moving closer to the sea every time! When we bought this property, it was a small bungalow and we literally gutted it and started again. Being a builder and master carpenter my husband lovingly created this wonderful home over eight years and it will be a great wrench to leave. But it is time for us to downsize and start a new chapter in our lives.

We are less than a minute's walk from the clifftops and blue flag beach at Botany Bay and not far away is the quiet Kingsgate Bay or Joss Bay for surfing and paddle boarding. We are within easy walking distance of the North Foreland Golf course for golfing enthusiasts and if you want a drink or a meal without having to take the car out there is the Botany Bay hotel or the Captain Digby restaurant.

A regular bus service takes you around Thanet on the Loop and there is a useful convenience store at the top of the road, while the Victorian town of Broadstairs with its lovely promenade and picturesque Viking Bay, is only a five minute drive. It has a mainline high speed rail service that can whisk you to St Pancras in under an hour and a half, a wide variety of individual shops, bars and restaurants and a number of annual events such as Folk Week, the Dickens Festival and the Food Fair. There are also excellent education facilities with Outstanding primary and grammar schools as well as first class private schools in the locale.*

* 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	2.7 miles
Dover Docks	23.8 miles
Canterbury	18.7 miles
Channel Tunnel	31.7 miles
Charing Cross	81.4 miles
Gatwick Airport	85.0 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

St. Peter's Surgery	01843 608860
Mocketts Wood Surgery	01843 862996
Broadstairs Medical Practice	01843 608836
QEQM Hospital	01843 225544

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 Haddon Dene	01843 862991
St. Lawrence Junior	01843 572900
St George's Primary	01843 609000

Secondary Schools:

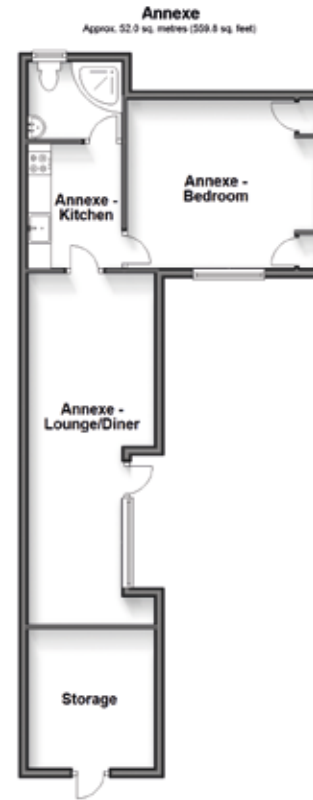
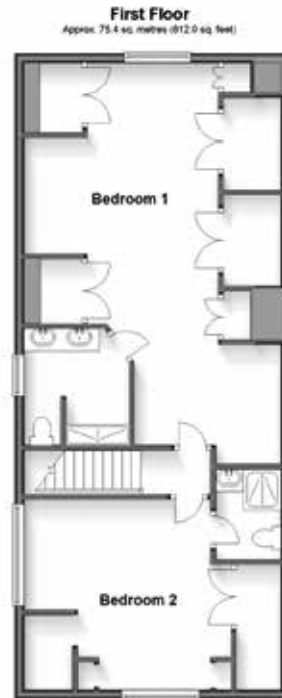
Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon House	01843 591075
St. Lawrence Senior	01843 572900

Entertainment

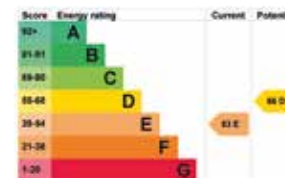
Theatre Royal	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Botany Bay Hotel	01843 868641
Captain Digby	01843 867764
Wyatt and Jones	01843 865126
Little Sicilian	01843 652423
Local Attractions / 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

Annexe





Council Tax Band: E
Tenure: Freehold



GROUND FLOOR

Porch	
Hallway	
Bedroom 4	11'7 x 9'5 (3.53m x 2.87m)
Cloakroom	
Bedroom 3	12'10 x 12'10 (3.91m x 3.91m)
Utility Room	14'4 (4.37m) narrowing to 10'5 (3.18m) x 6'1 (1.86m)
Inner Hall	
Bath/Shower Room	
Kitchen/Breakfast Room	21'2 x 12'9 (6.46m x 3.89m)
Utility Room	
Dining Area	15'0 x 12'2 (4.58m x 3.71m)
Family Area	12'7 x 12'5 (3.84m x 3.79m)
Sitting Area	14'3 x 14'2 (4.35m x 4.32m)
Bedroom 5	12'3 (3.74m) narrowing to 8'2 (2.49m) x 11'5 (3.48m)

FIRST FLOOR

Landing	
Bedroom 2	13'9 (4.19m) x 12'5 (3.79m) narrowing to 9'11 (3.02m)
En Suite Shower Room	
Bedroom 1	21'2 (6.46m) x 13'8 (4.17m) narrowing to 9'8 (2.95m)
Dressing Area	
En Suite Shower Room	

OUTSIDE

Rear Garden	
Workshop	10'0 x 9'2 (3.05m x 2.80m)
Driveway	
Garage	17'5 x 9'0 (5.31m x 2.75m)

ANNEXE

Annexe Lounge/Diner	25'1 (7.65m) x 9'2 (2.80m) narrowing to 7'2 (2.19m)
Annexe Kitchen	8'8 x 6'7 (2.64m x 2.01m)
Annexe Bedroom	13'6 x 11'9 (4.12m x 3.58m)
Annexe Shower Room	



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