



THE COACH HOUSE
CONVENT ROAD
BROADSTAIRS

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 3  1  2  1.7 miles



The Coach House is a beautiful 3-bedroom detached property and located in an enviable position just yards from Kingsgate Bay and North Foreland Golf Club.

The property is set within the grounds of a former headmaster's residence which once adjoined Port Regis which was at that time a boy's school. The surrounding tree lined area is awash with a plethora of flowering shrubs, bushes and well-tended gardens creating a beautiful and secluded outlook.

Inside the property, the character has been retained and offers surprisingly roomy accommodation over two floors to include a spacious living room, separate well equipped and fitted kitchen/diner, utility, and modern downstairs shower room. On the first floor are 3 good sized bedrooms and a further family shower room, all well decorated and maintained. It also retains the charming sash windows and internal spiral staircase as well as an outside staircase opening onto the first floor.

Having been completely refurbished approximately 6 years ago, the property will make either a permanent or ideal holiday home close to the sandy beach, with the benefit of parking and a pretty enclosed cottage garden.

If you are looking for something unusual, quiet and in an idyllic location, then this will be very hard to beat!



- IDYLIC LOCATION
- SURROUNDED BY TREES
- CLOSE TO NORTH FORELAND GOLF COURSE
- A STONES THROW FROM KINGSGATE BAY
- SPACIOUS LIVING
- PRETTY COTTAGE STYLE GARDEN

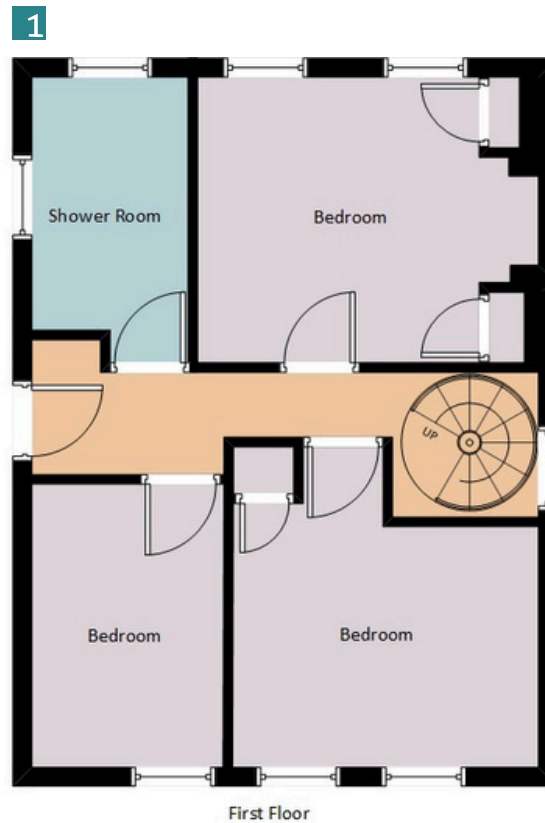
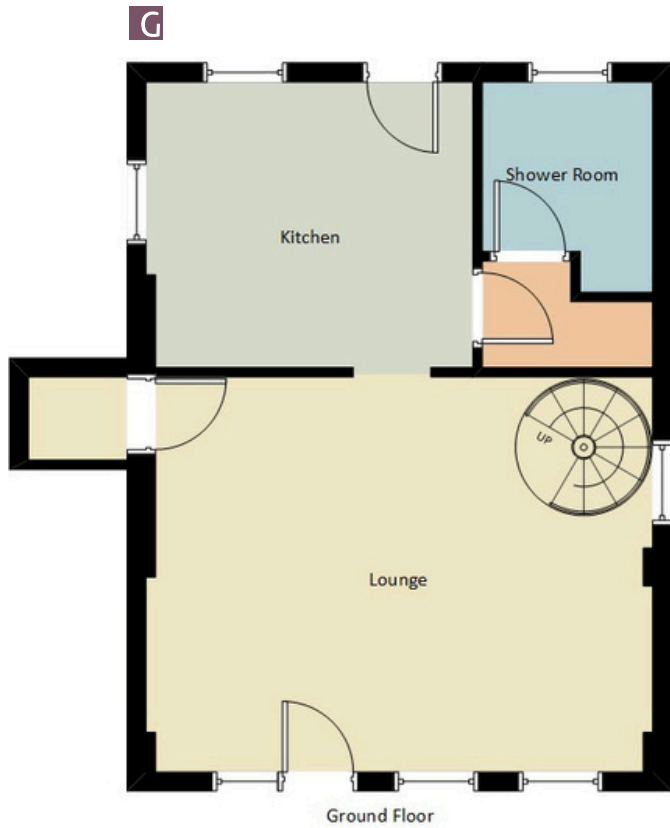


LOCATION

The Coach House is in possibly one of the nicest spots in Thanet. Cliff top walks and sandy beaches are just 500 yards from the front gate with Broadstairs main town at 1.5 miles distant.

Access to London via the St Pancras HS train link taking approximately 78 minutes makes for very practical travelling to the city or beyond. The A28 to the Cathedral City of Canterbury, the A299 leading to the M2 and the A256 directly to Dover and Folkestone with travel to France, all provide excellent road links making this a very commutable yet exclusive spot.

Gatwick Airport is 87 miles and Heathrow 109 miles, with the Eurostar Ashford hi-speed train access to Paris and Brussels in just 40 miles journey.



GROUND FLOOR

Lounge / Diner:	17'6" (5.36m) x 13'7" (4.17m)
Kitchen: Shower Room:	11' (3.35m) x 10'1" (3.07m)
	7'2" (2.19m) x 6' (1.82m)

FIRST FLOOR

Bedroom 1:	12' (3.65m) x 10' (3.04m)
Bedroom 2:	11 (3.35m) x 10'6" (3.23m)
Bedroom 3:	10' (3.04m) x 6'6" (2.011m)
Bathroom:	9'8" (2.98m) x 6' (1.82m)

EXTERIOR

There is a small private garden to the rear of the property with patio, trees, bushes and shrubs and fenced boundaries, all providing a charming space for alfresco dining. Parking for at least two vehicles to the front access via double gates from Convent Road. To the side is an external staircase leading to the first floor with storage cupboard below.

EPC Rating E

Council Tax Band A

Price £435,000



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