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Property brochure



VALE ROAD
RAMSGATE
KENT
CT11 9LU

Price: Guide £740,000

5 Bedrooms

2 Receptions

3 Bathrooms

EPC E

Tenure FREEHOLD
Council Tax E



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The Property

Large period chain free family home! Situated in a very popular location just off Vale Square and over looking the grade II listed Christ Church this amazing 2,500 square foot 3 storey townhouse has to be seen to be believed. Reputed to have been a small private school during Edwardian times it has been much improved by the current owners including the installation of a hand crafted kitchen and bi-fold doors in the 40' (12.19m) kitchen/family room. Possessing many of the original features you would expect in a property of this period, high ceilings fireplaces etc., the property also provides ample spacious modern accommodation internally with 4 reception areas, 5 bedrooms with the master having an en-suite bathroom, and an office / store room. There is off street parking to the front and a large secluded garden to the rear with views of the church and a summer house. There are also 2 cellar rooms. The house is offered with NO ONWARD CHAIN so this is definitely this is one for your viewing list!

Location

Vale Road is a superb location close to the town centre, the station with the high speed link to London, and within walking distance of primary and secondary schools.

Accommodation

Ground floor

- Drawing room: 17'01" (5.21m) x 12'03" (3.73m)
- Office/dining room: 12'10" (3.91m) x 10'02" (3.10m) (can open into 1 room with the lounge)
- Utility/ Morning room: 18'10" (5.74m) x 9'00" (2.74m)
- Kitchen/family room: 46'01" (14.05m) x 10'10" (3.30m)

First floor

- Bedroom: 16'10" (5.13m) x 15'09" (4.80m)
- Bedroom: 12'10" (3.91m) x 10'02" (3.10m)
- Office/store: 5'07" (1.70m) x 5'03" (1.60m)
- Shower room: 9'04" (2.84m) x 5'08" (1.73m)
- Bathroom: 17'06" (5.33m) x 6'00" (1.83m) > 3'02" (0.97m)
- Bedroom: 12'04" (3.76m) x 7'06" (2.29m)
- Bedroom: 11'02" (3.40m) x 11'07" (3.53m)

Second floor

- Bedroom: 15'02" (4.62m) x 13'10" (4.22m)
- En-suite bathroom: 9'07" (2.92m) x 9'04" (2.84m)

Basement

There are two cellar rooms each measuring approximately 13' (3.96m) x 5' (1.52m) .

Exterior

To the front of the property is off street parking for two cars there is side pedestrian access leading to a large, secluded and mature planted garden with a variety of beds borders. There is a garden cabin with power and light measuring 12'06" (3.81m) x 12'06" (3.81m) and this lovely tranquil place looks out on to one of the prettiest churches in the area. Agents note - None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition.



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Key Features

- Period end terrace
- 5 beds, 3 bathrooms
- 40ft Kitchen/family room
- Lovingly restored home
- Hand built kitchen
- Reclaimed parquet flooring
- Off street parking 2 cars
- Large secluded rear garden

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