Montague House
Oxenden Street
Herne Bay, Kent, CT6 8TD
4.5 miles Whitstable
26 miles Ashford
13.5 miles Margate
36 miles Folkestone

Description

Ground Floor
• Entrance Hall
• Kitchen/Dining Room
  28'4 x 17'11
  (8.64m x 5.46m)
• Wet Room
  5'8 x 5'1
  (1.73m x 1.55m)
• Lounge
  17'6 x 14'9
  (5.33m x 4.50m)
• Drawing Room
  17'6 x 13'11
  (5.33m x 4.24m)

Basement
• Cellar
  11'9 x 10'6
  (3.58m x 3.20m)
• Utility Room
  14'8 x 10'6
  (4.47m x 3.20m)

First Floor
• Landing
• Bedroom One
  16'2 x 14'8
  (4.93m x 4.47m)
• Bedroom Two
  13'10 x 10'11
  (4.22m x 3.33m)

Second Floor
• Attic Room One
  14'0 x 6'8
  (4.27m x 2.03m)
• Attic Room Two
  14'0 x 6'11
  (4.27m x 2.11m)

External
• Front/Shingled Driveway
• Enclosed Rear Garden
**Property**

Montague House is a stunning Grade II listed period home built in 1833 and is a fine example of Georgian architecture. This fabulous home is full of charm and character and is steeped in history yet also offers modern, bright spacious living.

As you enter the wrought iron gates and walk down the shingled drive you come to the impressive entrance. Upon entering you are met with a fabulous entrance hall and beautiful Georgian staircase leading to the upper floors.

To the ground floor there is a sitting room, drawing room and the undoubted hub of the house; the marvelous kitchen/dining and family room. There is also a useful wet room. To the first floor you will find four bedrooms, two of which have en-suite facilities, a small study/sewing room and a family bathroom. To the second floor there are two attic rooms. The property also has a useful basement room and storage area which is used as a laundry room.

Amongst the many features are the high ceilings, feature fireplaces, picture rails and high skirting.

Externally, to the front is the shingled driveway providing off street parking for numerous vehicles plus well-stocked plant and shrub beds. The beautiful South-West facing, enclosed walled rear garden is laid mainly to lawn with a variety of plants, shrubs and beds.

Montague House is found in a convenient location just a short stroll to the seafront and beach and within easy access to the town centre where you will find a variety of shops, bars and restaurants. Herne Bay also has a mainline railway station providing a regular service to London and the Kent Coast. The Cathedral City of Canterbury is approximately 7 miles away where you will find a wide variety of shopping, dining, educational and cultural facilities.
Montague House has the atmosphere of a country home in a village setting that is just a three-minute walk from the beach. It is not on a through road, making it a very quiet place to live, while being close to all that I need. For me, Herne Bay is a ‘proper town’ with a beautiful coastline. There is a cosmopolitan atmosphere when dining out along the seafront.

Living here has been perfect, the rooms are lovely and spacious – the sunshine streams through, creating a welcoming and happy atmosphere. People love to come and visit, whether it is hosting garden parties or gathering at Christmas. There are beautiful sunsets in the west-facing garden and the original walls provide a warm, micro subterranean feel.

I find this to be a very well-balanced property as all of the rooms have a lovely flow. I have decorated throughout keeping its original Georgian style and this is a home that lends itself to different seasons and times of the year – it is soon to be featured in a monthly home magazine.

I’ve always enjoyed being able to walk or cycle from my home either to the beach for a swim or strolls along the coastal paths of the seafront to Reculver and Whitstable. There is so much that I will miss when the time comes to move, it has been a relaxing home, especially with the jacuzzi bath – we will be so sad to leave, it has been the perfect setting for us.
BASEMENT 39.26 sq. m.  
(422.57 sq. ft.)

GROUND FLOOR 109.60 sq. m.  
(1179.72 sq. ft.)

1ST FLOOR 86.34 sq. m.  
(1037.04 sq. ft.)

2ND FLOOR 17.79 sq. m.  
(191.52 sq. ft.)

TOTAL FLOOR AREA: 262.99 sq. m. (2830.85 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing
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Saturday: 9.00am – 5.00pm
Sunday: 11.00am-3.00pm