



The Lodge
North Foreland Road | Broadstairs | Kent | CT10 3FA





Step inside

The Lodge

Although only built about 18 years ago this unique lodge has all the character of a property from a bygone era, but with all the 'mod cons' associated with a sophisticated and luxurious 21st century home. It is located just inside the entrance to St Stephen's Manor but hidden from the road behind a high flint wall. The charming exterior includes an attractive porch, fully double glazed with wood effect surround windows, varied roof lines, chimney stack and fascinating brickwork so has instant appeal even before you cross the threshold.

The lodge has been superbly updated in recent years and is beautifully maintained which is apparent from the moment you walk into the entrance hall, with its large walk in cupboard, cloakroom and wood flooring that flows through much of the ground floor. The elegant lounge includes large bay windows providing plenty of natural light as well as a period style cast iron fireplace and feature gas burner. There are glazed double doors to the attractive conservatory with its mirrored wall that makes an excellent additional dining and seating area with views over the spacious garden.

Any guest would be thrilled to sit down to a meal in the gorgeous dual aspect dining room with its bi-fold doors to the decked terrace, an impressive stone fireplace and modern log burner, exposed beams and a mirrored wall. There is also a light and bright study which is excellent for anyone working from home. It includes angled walls with plenty of windows and a feature 'bookshelf' wallpaper.

The impressive contemporary kitchen/breakfast room will gladden the heart of anyone who enjoys cooking and entertaining. There is a peninsular breakfast bar and a raft of modern white units housing a plethora of appliances including a built in television, a Bosch double oven, combi microwave, wine cooler and five ring gas hob as well as an integrated dishwasher, washing machine, larder fridge and matching freezer plus a door and steps down to a paved patio.

Off the galleried landing is a contemporary bathroom with a trendy stand alone bath and four double bedrooms. These include the second room with an en suite shower and the fabulous dual aspect first bedroom with its high vaulted ceiling and Egyptian chandelier, French doors to a small balcony, a wall of sliding door cupboards and a trendy en suite shower room.

Outside there is a vast decked terrace at the rear of the property with a raised area for al fresco dining. Much of the rest of the garden is laid to lawn interspersed with mature trees and shrubs while at the side of the property is a large paved patio and fishpond. With the two seating areas it enables you to follow the sun all day. There is off road parking and a large carport leading to the utility room and double garage that is currently in use as a gym with panelled walls and a rubber floor.



Seller Insight

“ I bought this house some years ago as a holiday home as I liked the location, the uniqueness of the property and the fact it is only a few minutes to the beach at Joss Bay and not too far from the town centre. In the last few years it has been my permanent home but I now need to move for business reasons. It is really ideal as a lovely family home, weekend retreat or holiday let as it is great for entertaining and leisure activities and is also not far from the renowned North Foreland golf course for golfing aficionados.

Broadstairs is a lovely town with a wide variety of individual shops, beaches, bars and restaurants as well as annual events such as Folk Week, the Dickens Festival and the Food Fair. Another advantage of Broadstairs and nearby Ramsgate is that they have some very good primary, grammar and private schools while you can be in central London on the high speed train in under an hour and a half from Broadstairs station.*

* 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		Healthcare		Entertainment	
By Road:		St. Peter's Surgery	01843 608860	Theatre Royal	01843 293397
Broadstairs Station	1.4 miles	Albion Road Surgery	01843 608836	Sarah Thorne Theatre, Broadstairs	01843 863701
Channel Tunnel	29.7 miles	Osborne Road Surgery	01843 863353	Vue Cinema Complex	0871 2240240
Dover Docks	23.3 miles	Mocketts Wood Surgery	01843 862996	Palace Cinema	01843 865726
Canterbury	19.4 miles	QEQM Hospital	01843 225544	Tartar Frigate Restaurant	01843 862013
Gatwick Airport	85.4 miles			Royal Albion Hotel	01843 868071
Charing Cross	80.5 miles			Charles Dickens pub	01843 603040
				Wyatt and Jones	01843 865126
By Train from Broadstairs:		Education		Local Attractions / Landmarks	
High-Speed St. Pancras	1hr 22 mins	Primary Schools:	01843 862531	Crampton Tower	01843 871133
Charing Cross	1hr 56 mins	Callis Grange Nursery and Infant	01843 861430	Dickens House Museum	01843 861232
Victoria	1hr 48 mins	St. Peter's Primary	01843 861738	Quex Park	01843 841119
Canterbury West	25 mins	St. Joseph's Primary	01843 861393	Lilliput Mini Golf	01843 861500
Ashford International	42 mins	Upton Junior	01843 864941	Turner Contemporary	01843 233000
		Haddon Dene	01843 862991	Spitfire and Hurricane Museum	01843 821940
		Wellesley House	01843 572900	Hornby Visitor Centre, Westwood	01843 233524
		St. Lawrence Junior			
Leisure Clubs & Facilities		Secondary Schools:			
St. Peter's Surgery	01843 608860	Charles Dickens	01843 862988		
Albion Road Surgery	01843 608836	St. George's	01843 609000		
Osborne Road Surgery	01843 863353	Dane Court Grammar	01843 864941		
Mocketts Wood Surgery	01843 862996	Chatham and Clarendon House	01843 591075		
QEQM Hospital	01843 225544	St. Lawrence Senior	01843 572900		



GROUND FLOOR

Entrance Hall	
Cloakroom	
Kitchen/Breakfast Room	15'5 x 10'0 (4.70m x 3.05m)
Lounge	14'8 x 14'2 (4.47m x 4.32m)
Dining Room	17'5 x 11'4 (5.31m x 3.46m)
Conservatory	8'6 x 7'9 (2.59m x 2.36m)
Study	12'10 x 9'5 (3.91m x 2.87m)

FIRST FLOOR

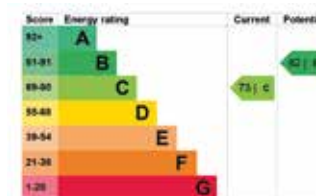
Landing	
Bedroom 1	15'1 x 11'4 (4.60m x 3.46m)
En-suite Shower Room	
Bedroom 2	14'8 x 14'6 (4.47m x 4.42m)
En-suite Shower Room	
Bedroom 3	12'9 x 10'0 (3.89m x 3.05m)
Bedroom 4	12'6 x 9'5 (3.81m x 2.87m)
Family Bathroom	

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Car Port	
Outbuilding	
Double Garage	16'0 x 15'7 (4.88m x 4.75m)
Utility Room	14'2 x 4'8 (4.32m x 1.42m)

Council Tax Band: F
Tenure: Freehold

£ 985,000





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