



1 Ostlers Lane  
Sarre | Birchington | Kent | CT7 0JR

FINE & COUNTRY



# Step inside

## 1 Ostlers Lane

This veritable Tardis of a spacious detached property has to be the ultimate in inter-generational homes. Not only does it include a superb self-contained annexe but also a separate staircase to a private double bedroom.

The house is located on the edge of a cul-de-sac in the historic village of Sarre near the 15th century Grade I Listed Crown Inn. It is approached up a long drive that leads to a spacious frontage where you can park a number of vehicles. The main entrance to the long and attractive L shaped building is through a covered porch adjacent to the garage and a front lobby.

There is a very stylish kitchen with units that were only installed about a year ago by Howdens and is semi open plan to the breakfast area. It includes an integrated hob, oven and microwave as well as a stand-alone dishwasher, a large larder cupboard and an adjacent fitted utility room as well as access to the garden. The well-proportioned, dual aspect lounge has a lovely stone fireplace with a real fire and large patio doors to the main terrace.

In the hall there is a shower room adjacent to the formal dining room that has a glass door to the side path. This has an archway and direct access to the secondary staircase and double bedroom with a vaulted ceiling and delightful views and is ideal for a teenager or older family member wanting their own space. If required, this 'private space' could also include the dining room which could become a private sitting room with independent external access and with use of the adjacent shower room.

The main staircase leads to a spacious landing large enough for a desk or a quiet reading area with a picture window offering delightful views across the surrounding countryside. There is a contemporary family bathroom with built in cupboards and four bedrooms that also have delightful views including a single that would make an excellent office and the first bedroom with its en suite shower room and an archway to a dressing area with fitted wardrobes.

Primary access to the annexe is through a separate front door and there are newly fitted carpets throughout the apartment except the kitchen and bathroom. This has delightful white glossy units with an integrated oven and hob as well as a stand-alone washing machine and fridge and a door to the garden. There is a double bedroom and bathroom with an airing cupboard housing the separate boiler and a charming lounge with a brick fireplace and patio doors to the private garden with a patio, lawn, a large summerhouse and an impressive sycamore tree.

There is a gate through to the main garden that includes a terrace that runs the width of the rest of the house. It has a curved dwarf wall, an open brick fireplace and a built in barbecue as well as a lawn, mature shrubs and a wisteria covered outer wall.



# Seller Insight

“ We have really enjoyed living here for the past five years and it will be a wrench to leave as we love Sarre and would like to stay in the village. However the property is now too big for us and we are looking to downsize. The village has many historical connections and the pub is famous for its secret Cherry Brandy recipe introduced by the Huguenots who arrived in the village after fleeing religious persecution during the reign of Louis XIV. It is a very friendly place with delightful neighbours and there is a regular bus service with buses going to Canterbury or the Thanet towns so the village is very accessible.

We are not far from St Nicholas at Wade with its 13th century church as an historic landmark and immediate necessities are available in the village shop and post office. There are three halls in the village including the village hall that hosts weekly events including keep fit and art groups, while cricket and football are played on the Bell Meadow recreation ground and a new children's playground has recently been created. For horsey enthusiasts there are livery stables in Shuart Lane and you can learn to dance at the Thanet Stage School.

It is only four miles to Birchington with its restaurants, shops, station, secondary schools and beaches. Indeed Birchington can also offer bowls, tennis and water skiing and there is the sailing club and other watersports such as wind surfing in nearby Minnis Bay, not to mention the Westgate and Birchington Golf Club for golfing aficionados. If you enjoy walking there are a number of excellent places for a bracing walk with the dog and for cyclists you can revel in a trip to Reculver along the Viking Coastal Trail.

You will also find a good and inexpensive cinema in Westgate, theatres in Margate and Broadstairs and if you want to go further afield Westwood Cross includes a large shopping centre with a variety of high street stores, a retail park and the Vue cinema complex as well as a casino and numerous restaurants.”\*

\* 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 Information**

By Road	
Birchington Station	4.4 miles
Dover Docks	22.8 miles
Canterbury	8.6 miles
Channel Tunnel	25.2 miles
Sandwich	10.4 miles
Gatwick Airport	75.2 miles
Charing Cross	70.6 miles
By Train from Birchington	
High-Speed St. Pancras	1hr 32 mins
High Speed Ashford International	1hr 07 mins
London Charing Cross	1hr 59 mins
London Victoria	1hr 39 mins

**Leisure Clubs & Facilities**

Westgate and Birchington Golf Club	01843 831115
Birchington Bowls Club	01843 841086
Minnis Bay Sailing Club	01843 841588

**Healthcare**

Dr Crosfield and Partners	01843 821333
Birchington Medical Centre	01843 848818
Westgate Practice	01843 831335
QEQM Hospital, Margate	01843 225544

**Education**

<b>Primary Schools:</b>	
St Nicholas at Wade Primary	01843 847253
Birchington Primary	01843 841046
Chartfield School	01843 831716
Wellesley Hadden Dene	01843 862991
St. Lawrence Junior	01843 587666
Kings Junior	01227 714000

**Secondary Schools:**

King Ethelbert School	01843 831999
Ursuline College	01843 834431
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666
King's School, Canterbury	01227 595501
St Edmunds	01227 475600
Kent College	01227 763231

**Entertainment**

The Crown Inn	01843 847808
The Sun	01843 841233
The Bell Inn	01843 847250
Powell Arms	01843 842777
Carlton Cinema	01843 832019
Vue Cinema Complex and Casino	01843 579999
Theatre Royal, Margate	01843 293397
The Smugglers Restaurant	01843 841185
The Sands Hotel, Margate	01843 228228

**Local Attractions/Landmarks**

Quex Park and Museum	01843 842168
Jungle Jims	01843 846305
Quex Activity Centre	01843 866023
Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Memorial Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	



**Ground Floor**  
Approx. 153.0 sq. metres (1647.0 sq. feet)



**First Floor**  
Approx. 94.5 sq. metres (1017.0 sq. feet)



**GROUND FLOOR**

Porch	
Hall	
Lounge	15'11 x 15'11 (4.85m x 4.85m)
Dining Room	12'11 x 10'2 (3.94m x 3.10m)
Kitchen/Breakfast Room	21'7 x 10'11 (6.58m x 3.33m)
Utility Room	8'8 x 8'4 (2.64m x 2.54m)
Shower Room	
Annexe Entrance Hall	
Annexe Lounge	12'8 x 9'6 (3.86m x 2.90m)
Annexe Kitchen/Diner	16'6 x 10'2 (5.03m x 3.10m)
Annexe Bedroom	11'7 x 8'9 (3.53m x 2.67m)
Annexe Bathroom	

**FIRST FLOOR**

Landing	
Bedroom 1	12'8 x 9'9 (3.86m x 2.97m)
En-Suite Shower Room	
Walk-In Wardrobe	
Bedroom 3	12'3 x 9'5 (3.74m x 2.87m)
Bedroom 4	10'11 x 9'5 (3.33m x 2.87m)
Bedroom 5	10'1 maximum x 9'5 maximum (3.08m x 2.87m)
Shower Room	
Bedroom 2	18'9 x 8'5 (5.72m x 2.57m)

**OUTSIDE**

Rear Garden	
Front Garden	
Driveway	
Garage	18'9 x 10'8 (5.72m x 3.25m)

£ 800,000

Council Tax Band: F  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56   D
39-54	E		
21-38	F	33   F	
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 01.03.2023



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