



4 Monocstune Mews
Monkton | Ramsgate | CT12 4EY

FINE & COUNTRY



Step inside

4 Monocstune Mews

Monocstune Mews is an elegant gated complex of eight individually designed contemporary detached properties built in 2016 but constructed in a traditional manner. Number 4 is the 'jewel in the crown' in a large plot backing onto fields at the end of a cul-de-sac with four of the properties. This three storey family home is approached via impressive automatic wrought iron double gates set into a high brick wall and a communal block paved frontage leading to the private drive and garage. With its attractive patterned brick walls, multi-pane sash windows and attractive front entrance it is extremely appealing even before you cross the threshold.

From the moment you walk into the spacious hall you can begin to appreciate the high quality finish including wood effect Kardean flooring with underfloor heating that flows through most of the ground floor. There is a walk-in coat room that leads into a modern cloakroom as well as an archway to the stunning open plan, dual aspect family space that includes a contemporary kitchen and a dining area with a vaulted ceiling, a wall of bi-folding doors to the rear terrace and a cathedral style window above. The light and bright dining area includes a large box bay window and double doors to the lounge that, when open, provide a wonderful overall entertainment space.

Modern charcoal coloured units surround the kitchen with its peninsular breakfast bar providing a notional separation from the dining area. There is a gas hob with a trendy black extractor, two built in ovens, a built in combi microwave and warming drawer as well as an integrated dishwasher, fridge freezer, wine cooler, pull out larder and discreetly hidden bin cupboard. It is adjacent to the similarly fitted utility room with integrated laundry facilities. The spacious dual aspect lounge is equally light with two sets of box bay windows.

On the first floor the large galleried landing includes an airing cupboard and provides space for bookshelves or a computer desk and leads to the vast contemporary family bathroom with fitted vanity basins, an oval bath and a separate triple shower. This serves two double bedrooms with fitted cupboards while two further double bedrooms both have large en suite shower rooms. The second floor encompasses the stunning main bedroom that includes a pleasant seating area, French doors to a Juliette balcony with excellent views across the surrounding farmland, a modern bathroom with a bath and shower and a dressing area.

The rear garden includes a terrace that wraps around most of the property and provides different areas to sit and enjoy relaxing with a drink as well as a separate patio in a sunny corner that is ideal for sunbathing and barbecues. The rest of the garden is laid to lawn with a new fence that backs onto fields as well as shrub borders and raised beds. The front driveway provides off road parking for about four or five cars and includes an electric charging point.



Seller Insight

“ We bought the property off plan at an early stage so were able to choose many of the internal fixtures and fittings. We decided to move here because it was in a very convenient location and the house had all the rooms needed for a large family. We were also very impressed with the quality of the build and the peace, quiet and security the area provided.

Monkton (originally known as Monocstune or Monks town) is a delightful village with its old church, a primary school within very easy walking distance and the White Stag pub and hotel. We are just a short stroll from the Monkton Nature Reserve, which is a 16 acre wildlife oasis providing a home for endangered flora and fauna in a reclaimed former chalk quarry and is an ideal spot to take the children as it has a wide variety of activities available.

Nearby Minster is a historic place with its Abbey and Church that was originally founded in 670AD and gives the village a wonderful, historic atmosphere. As well as a mainline station Minster has a range of shops, pubs and restaurants. There are also hair and beauty salons as well a veterinary practice, a dog groomer and doctor's surgery. There is a great community spirit in the village that includes an amateur dramatic society, bowls group, Morris dancers and regular events in the village hall as well as a large playing field and recreation ground that hosts the annual Minster Show.

At the same time we are only a minute's drive to the Thanet Way for access to London and Canterbury and the Sandwich Road for Dover and Folkestone are nearby, while the high speed train from nearby Minster will get you to Central London in under an hour and a quarter and this will be reduced even further with the arrival of the new Thanet Parkway station. It is only a short distance to the Westwood Cross shopping centre for a little retail therapy and for golfing enthusiasts there is the St Augustine's Golf Club, Stonelees and the Manston Golf Centre as well as the renowned Championship courses at Sandwich.*

* 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	
Minster Station	1.7 miles
Ramsgate Station	6.9 miles
Dover Docks	21.7 miles
Channel Tunnel	29.7 miles
Canterbury	10.9 miles
Gatwick Airport	77.4 miles
Charing Cross	72.1 miles

By Train from Minster

High Speed St Pancras	1hr 14mins
Ashford International	34 mins
London Charing Cross	1 hr 52 mins
London Victoria	1hr 40mins

Leisure Clubs & Facilities

St Augustine Golf Club	01843 590333
Bannatynes Health Club	01843 600606
Stonelees Golf Centre	01843 823133
Manston Golf Centre	01843 590005
Ramsgate Croquet Club	01843 588878
Thanet Bowls Club, Ramsgate	01843 594804
Royal Temple Yacht Club	01843 591766

Healthcare

Minster Surgery	01843 821333
Dr Adam Akyd & Partners	01843 595951
Dr M D Cardwell	0300 0427007
Summerhill Surgery	01843 591758
QEQM Hospital, Margate	01843 225544

Education

Primary Schools:

Monkton Primary	01843 821394
Minster Primary	01843 821384
Chilton Primary	01843 597695
Wellesley	01843 862991
St. Lawrence Junior	01843 587666

Secondary Schools:

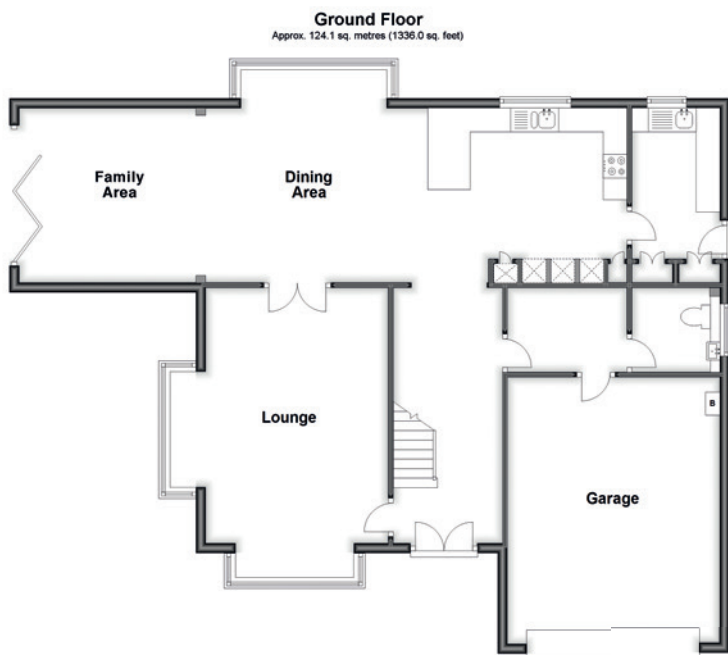
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

Entertainment

Vue Cinema Complex and Casino	01843 579999
Theatre Royal, Margate	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
The New Inn	01843 826142
Foxhunters Caravan Park	01843 821311
Yarrow Hotel, Broadstairs	01843 460100

Local Attractions/Landmarks

Monkton Nature Reserve	01843 822666
Dreamland Amusement Park	01843 295887
Quex Park Museum, Birchington	01843 842168
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	
Pegwell Nature Reserve	



GROUND FLOOR

Entrance Hall	
Lounge	20'1 (6.13m) x 15'3 (4.65m) narrowing to 12'3 (3.74m)
Kitchen/Dining/Family Area	42'4 (12.91m) x 15'3 (4.65m) narrowing to 12'0 (3.66m)
Utility Room	
Cloakroom	
Boot Room	

FIRST FLOOR

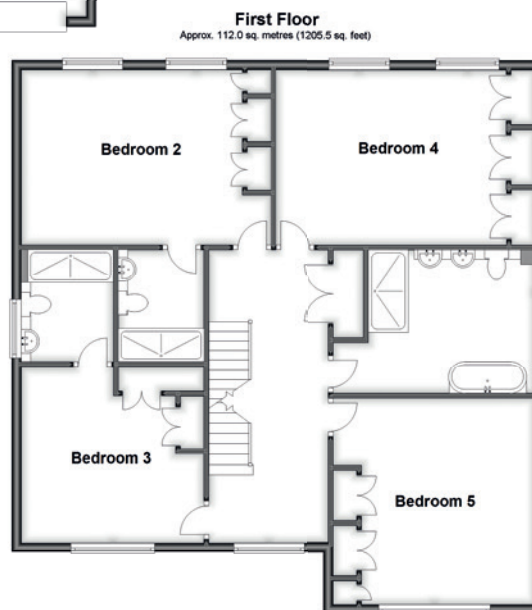
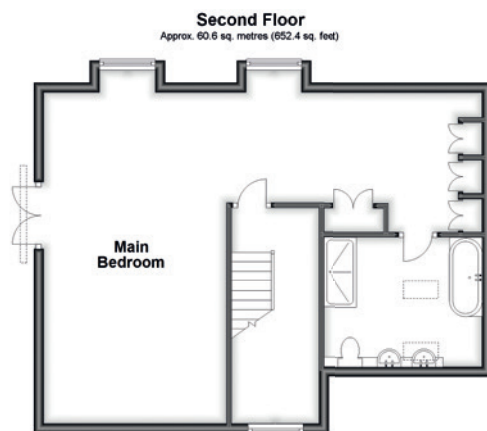
Landing	
Bedroom 2	17'1 x 12'1 (5.21m x 3.69m)
En Suite Shower Room	
Bedroom 4	15'9 up to fitted wardrobes x 12'1 (4.80m x 3.69m)
Family Bath/Shower Room	11'4 x 10'0 (3.46m x 3.05m)
Bedroom 5	14'1 x 14'1 (4.30m x 4.30m)
Bedroom 3	12'3 x 12'0 (3.74m x 3.66m)

SECOND FLOOR

Landing	
Main Bedroom	22'8 x 12'4 (6.91m x 3.76m)
Dressing Area	17'6 (5.34m) x 9'6 (2.90m) narrowing to 7'4 (2.24m)
En Suite Bath/Shower Room	10'9 x 8'9 (3.28m x 2.67m)

OUTSIDE

Rear Garden	
Driveway	
Garage	18'5 x 14'2 (5.62m x 4.32m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£900,000

Council Tax Band: G

Tenure: Freehold



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 11.04.2023





Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

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