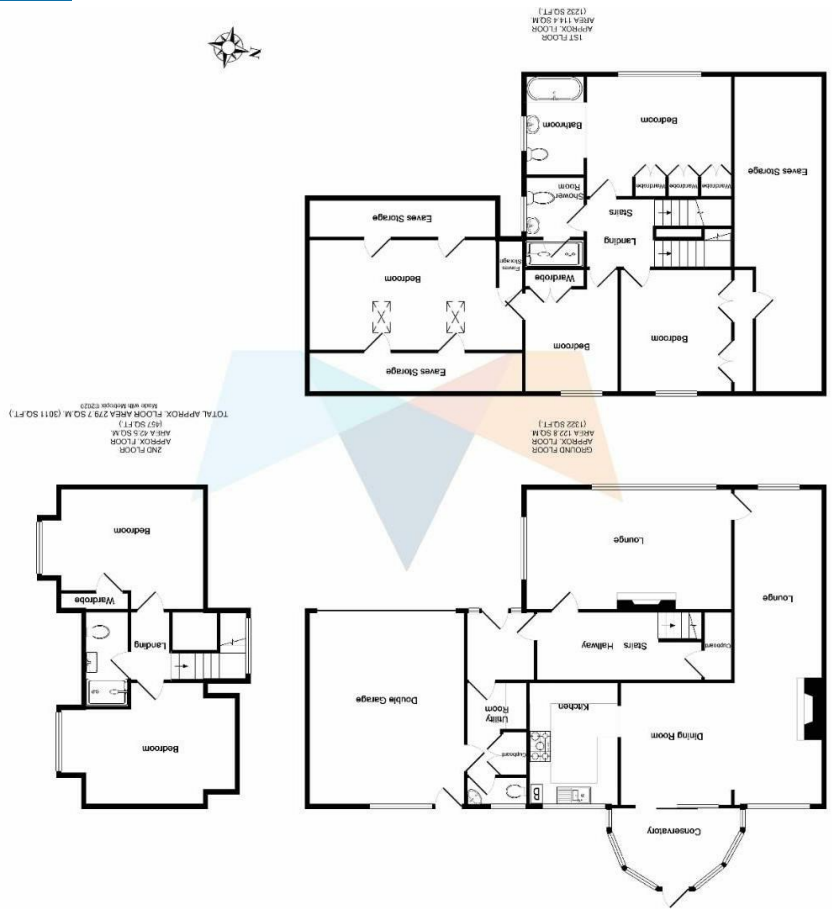


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



Energy Efficiency Rating	
Current	Possible
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
F	E
E	D
D	C
C	B
B	A
A	
Very energy efficient - lower running costs	
68	82



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miles & barr
YOUR PROPERTY AGENT

4 OLD HALL DRIVE
RAMSGATE



4 OLD HALL DRIVE
RAMSGATE

£499,995

- Six Bedrooms
- Large Detached Home
- Off road Parking
- Double Garage
- Village Location
- Large Garden

LOCATION

Cliffsend is located to the west of Ramsgate and is very close to Pegwell Bay with its SSSI status a super place for coastal walks to take in the unique geology, and watch coastal, wading birds and enjoy the nature reserve which is adjacent. Pegwell Bay also has a full size replica Viking Ship situated on the cliff top visible from the Sandwich Road. For the energetic, walk, run or cycle eastwards along the cliff top, beach or across farmland to access Ramsgate which is just a five minute car drive. Alternatively head west to the historic market town of Sandwich or the pretty rural villages of Minster and Monkton. Keen golfers can walk just around the corner to St Augustines Golf Club or journey a little further to Stonelees, Royal St Georges or Princes. For those requiring swift access to roads which exit Thanet, the location is ideal as it is easy to join the A299 Hengist Way for perhaps a daily commute to Canterbury, Ashford, Maidstone and beyond. There is a fast rail link to St Pancras from Ramsgate Railway Station.

ABOUT

Large SIX Bedroom Family Detached Home with Off Road Parking and DOUBLE Garage!

Miles and Barr are delighted to bring to the market this large detached property set over three floors. Located in the village of Cliffsend, Ramsgate, this property is within easy reach of the popular Pegwell Bay, good schooling at all levels, plus excellent transport links by road into Ramsgate and surrounding areas, and links by train including the high speed link to London, making this home ideally situated for all your needs.

The property offers accommodation comprising; entrance hall, utility room leading to WC and the double garage, generous reception room, modern fitted kitchen, and a further open plan L-shaped lounge/diner leading to the conservatory to the rear. Upstairs on the first floor you will find the main bedroom with built in wardrobes and en-suite bathroom, a further double bedroom with wardrobes, one leading to a large loft space. There's a further double bedroom above the garage, which is accessed via a potential dressing room/sixth bedroom, and a family shower room. On the second floor there are a further two double bedrooms and a shower room. Externally to the front of the property there is off street parking for ample vehicles, leading to the double garage. Whilst to the rear is a large garden, with lawn and patio sitting areas, mature trees/shrubs, and a large wooden built L-shaped lodge style structure, and the current owners house chickens in a run, and have a hot tub area.

In a popular location, and with so much on offer, call sole agents Miles & Barr today to arrange your internal viewing on 01843 570500 !!!

DESCRIPTION

Entrance

Conservatory 14'05 x 7'11 (4.39m x 2.41m)

Lounge 2 30'03 x 8'06 (9.22m x 2.59m)

Dining Room 11'09 x 10'08 (3.58m x 3.25m)

Kitchen 11'10 x 8'08 (3.61m x 2.64m)

Lounge 19'08 x 11'08 (5.99m x 3.56m)

Utility Room 8'05 x 5'09 (2.57m x 1.75m)

First Floor

Bedroom 20'05 x 10'07 (6.22m x 3.23m)

Bedroom 11'09 x 8'06 (3.58m x 2.59m)

Dressing Room

Bedroom 11'09 x 10'09 (3.58m x 3.28m)

Shower Room 5'05 x 4'11 (1.65m x 1.50m)

Bedroom 13'09 x 11'08 (4.19m x 3.56m)

En Suite 9'07 x 5'06 (2.92m x 1.68m)

Second Floor

Bedroom 12'00 x 13'09 (3.66m x 4.19m)

Bedroom 13'09 x 11'00 (4.19m x 3.35m)

Shower Room 9'02 x 4'03 (2.79m x 1.30m)

External

Rear Garden

