



Cater Road, Betteshanger, Deal


MILES & BARR
EXCLUSIVE





Westwood House

Cater Road

Betteshanger, Deal

Kent, CT14 0NL

5 miles Sandwich
16.5 miles Canterbury

5.5 miles Deal
12 miles Ramsgate

Description

Ground Floor

- Lobby
- Entrance Hall
- Cloakroom
- Family Room
17'6 x 11'2
(5.33m x 3.40m)
- Dining Room
21'9 x 11'10
(6.63m x 3.61m)
- Kitchen/Breakfast Room
22'0 x 15'6
(6.71m x 4.72m)
- Living Room
23'6 x 20'4
(7.16m x 6.20m)
- Study
12'11 x 6'8
(3.94m x 2.03m)
- Utility Room
- Bedroom
13'8 x 11'0
(4.17m x 3.35m)
- En-suite Wet Room
- Bedroom
10'6 x 9'10
(3.20m x 3.00m)

- Bedroom
16'2 x 8'3
(4.93m x 2.51m)
- En-suite Shower Room
- Bedroom
17'4 x 13'0
(5.28m x 3.96m)
- En-suite Wet Room
- First Floor
- Bedroom
19'11 x 17'6
(6.07m x 5.33m with built-in wardrobe)
- En-suite Shower Room
- Bedroom
17'7 x 14'6
(5.36m x 4.42m plus built-in wardrobe)
- En-suite Bathroom
- Bedroom
15'5 x 9'8
(4.70m x 2.95m)

External

- Front Garden
- Long Driveway
- Integral Garage
19'7 x 8'9
(5.97m x 2.67m)
- Detached Triple Barn Style Garage
- Extensive Gardens



Property

Found in a secluded woodland setting is 'Westwood House' a fabulous seven bedroom detached family home which provides spacious and versatile living accommodation. The property is found down a quiet lane and is set back from the road and stands on a large plot of approximately 2.5 acres which enjoys an abundance and variety of wildlife.

The property has been lovingly cared for by the present owner and briefly comprises to the ground floor a lounge with study off, a beautiful well-appointed kitchen with large island and integrated steam oven, two further ovens, wine chiller and dishwasher. There is bi-fold doors out to the rear garden. From the kitchen you walk through to the spacious dining room. There is also a further playroom/reception room and a further study area, utility room and cloakroom.

There are four bedrooms, three of which have en-suite facilities. There are two staircases to the first floor, one leading to a further separate bedroom and the other leading to another two bedrooms, both with en-suites. The principal bedroom also has patio doors leading out to the balcony to the rear.

Externally to the front there is a long driveway and parking space for numerous cars. There is an integral single garage and a detached triple barn style garage. The rear garden is mainly laid to lawn with a woodland area and large patio, ideal for entertaining. There is also a large cabin which houses a hot tub which will remain as well as a heat and air conditioning unit. There is also a brick built potting shed. The gardens offer a wide variety of plants, shrubs, trees and wildlife.

N.B There is oil fired central heating and cesspit drainage.

Location

The property is tucked away on Cater Road but within a short distance to the A256 offering access to Sandwich, Ramsgate and Dover. The highly regarded Northbourne primary school is also close by. Nearby the historic Cinque Port town of Sandwich is within 5 miles where you will find a wide variety of shops, bars and restaurants as well as the famous Royal St Georges golf course and Princes golf club. Sandwich also offers high-speed rail links to London.

The seaside town of Deal is approximately 5.5 miles away with its quaint streets and houses, a reminder of its history along with many ancient buildings and monuments including, most notably, Deal and Walmer Castles. Today it is a seaside resort with its award-winning High Street, independent shops and high-speed train links to St Pancras. An array of cafes and pubs sit along the picturesque seafront that is home to a sweeping pier.

The Cathedral city of Canterbury is approximately 16.5 miles away where you will find a wider variety of shopping, dining, recreational and educational facilities including University of Kent, Canterbury Christ Church University and other colleges.

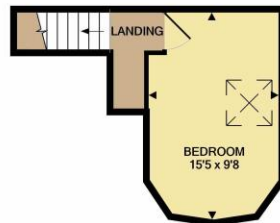




GROUND FLOOR
APPROX. FLOOR
AREA 3203 SQ.FT.
(297.6 SQ.M)

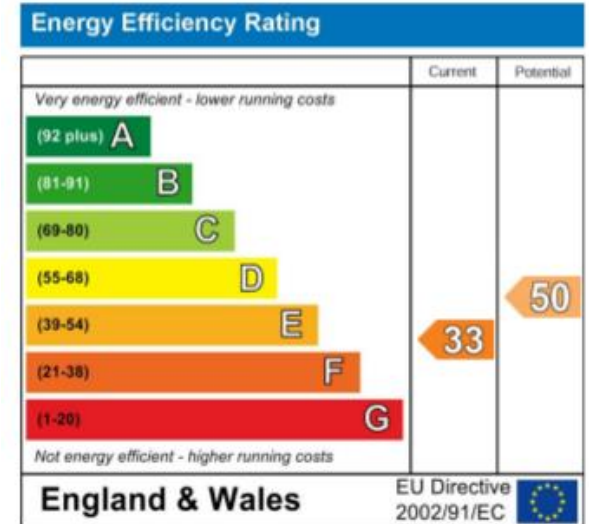


FIRST FLOOR
APPROX. FLOOR
AREA 82 SQ.FT.
(88.3 SQ.M)



TOTAL APPROX. FLOOR AREA 4085 SQ.FT. (379.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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 and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) 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

Viewing

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Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



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