



Westwood Road, Broadstairs


MILES & BARR
EXCLUSIVE



161 Westwood Road
Broadstairs
Kent
CT10 2NR



Description

Ground Floor

- Porch
- WC
- Lounge
19'6 x 15'9
(5.94m x 4.80m)
- Dining Room
15'1 x 13'9
(4.60m x 4.19m)
- Reception Room
19'8 x 15'5
(5.99m x 4.70m)
- Kitchen
15'5 x 8'6
(4.70m x 2.59m)
- Utility Room
8'6 x 5'9
(2.59m x 1.75m)
- Hallway
- Bedroom
12'8 x 12'3
(3.86m x 3.73m)
- Kitchen
10'0 x 6'4
(3.05m x 1.93m)
- Bathroom

- Bedroom/Reception Room
14'1 x 12'8
(4.29m x 3.86m)

First Floor

- Landing
- Bedroom
16'10 x 10'2
(5.13m x 3.10m)
With built-in wardrobes
- En-suite Shower Room
- Bedroom
19'9 x 6'11
(6.02m x 2.11m)
- Bedroom
13'7 x 5'11
(4.14m x 1.80m)
- Bathroom

External

- Triple Garage
23'7 x 16'8
(7.19m x 5.08m)
- Driveway
- Rear Garden
Mainly laid to lawn
with a pond and
seating area

Property

Believed to date back to 1806 is this stunning detached converted barn, converted in the late 1990s by the current vendor the home has been designed to offer spacious and versatile living accommodation. Accessed via a private driveway leading to a triple garage, the character of the property is evident as soon as you pull up. Comprising to the ground floor a spacious lounge with log burner and high ceiling, there is a separate formal dining area as well as a further family room leading to the kitchen with high quality granite work tops from Brazil as well as a utility area. To the right of the kitchen the property boasts a further bedroom, lounge and bathroom which lends itself to a self-contained annex, however the rooms can be used for whatever is required adding to the flexibility of the property. Externally the property boasts a beautiful secluded good size rear garden, with a pond and seating area perfect for entertaining, there is off street parking for a couple of cars as well as a triple garage extremely rare this close to town. Broadstairs town centre is within easy access where you will find a wide variety of shops, bars, cafes and restaurants, as well as the popular sandy beaches. Broadstairs has a mainline railway station providing a high-speed link to London and also offers a wealth of leisure and recreational activities. There are also a number of highly regarded schools to be found in the area in both the public and private sectors including a number of grammar schools.



Our Time Here

Living here provides us with a peaceful lifestyle as we are based in a central location for getting in and out of the area. Within walking distance we can get to Westwood Cross for shopping, entertainment, gyms and dining out, while from a family point of view, it is safe and easy to walk to schools. We often drive out to any of the several beaches around the Thanet coastline, so we feel we have everything we need here.

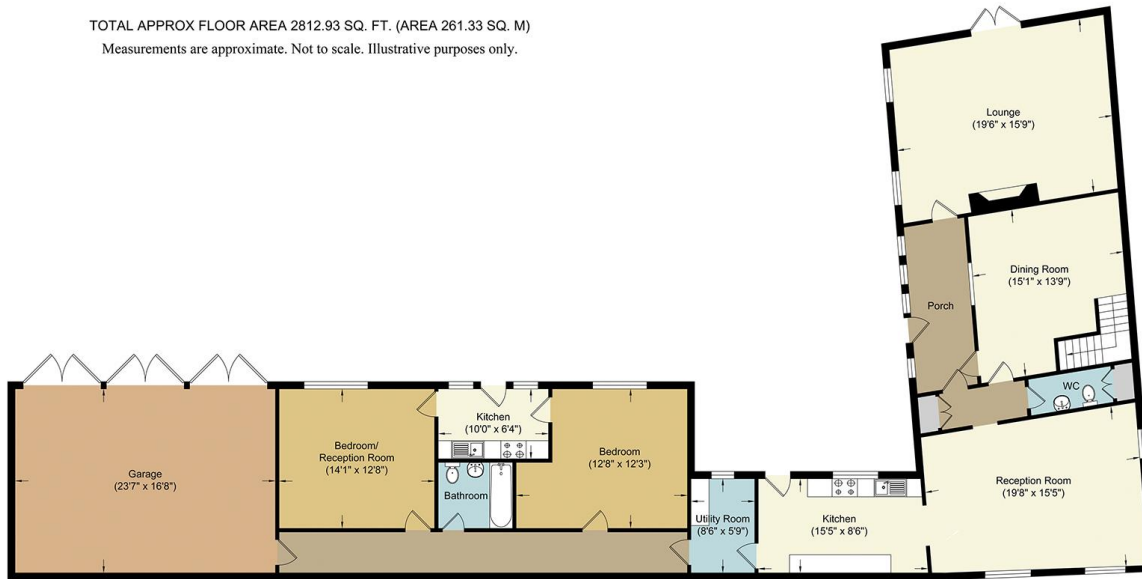
This is a very adaptable home; you can move around into the different spaces without disturbing each other and there is plenty of room for privacy or to be together, while the annex provides an area for independence and to be self-contained. When we are sitting in the garden you feel like you could be anywhere as it is a suntrap and a beautiful setting.

There is so much to do in the local area, we frequently visit the Turner Contemporary in Margate and there is no end to the number of different places to choose from for dining out.

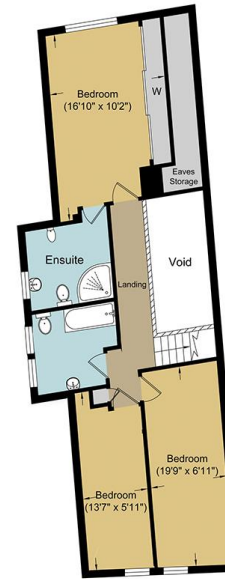
This is a unique home that has so much to offer and we are going to miss the versatility of the space and accessibility to everything that we need, but now is the right time for us to downsize.



TOTAL APPROX FLOOR AREA 2812.93 SQ. FT. (AREA 261.33 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.



Ground Floor
Approximate Floor Area
2168.17 sq. ft.
(201.43 sq. m)



First Floor
Approximate Floor Area
644.75 sq. ft.
(59.90 sq. m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Important Notice:

In accordance with the Property Misdescriptions Act (1991) 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.