



Daryngton Avenue, Birchington


MILES & BARR
EXCLUSIVE





24 Daryngton Avenue Birchington Kent, CT7 9PS

5 miles Margate
14 miles Canterbury

8 miles Ramsgate
26 miles Folkestone

Description

Ground Floor

- Hallway
- Lounge
21'7 x 17'5
(6.58m x 5.31m)
- Study
15'10 x 8'1
(4.83m x 2.46m)
- Open-Plan
Kitchen/Dining/
Family Room
33'2 x 21'5
(10.11m x 6.53m)
- Pantry
8'10 x 7'8
(2.69m x 2.34m)

- Bedroom
14'1 x 10'8
(4.29m x 3.25m)
- En-suite Shower
Room
- Bedroom
17'11 x 12'9
(5.46m x 3.89m)
- Bedroom
12'9 x 8'10
(3.89m x 2.69m)
- Conservatory
25'9 x 8'3
(7.85m x 2.51m)
- Bathroom

Second Floor

- Cloakroom
- Utility Room
10'1 x 8'1
(3.07m x 2.46m)
- Boiler Room

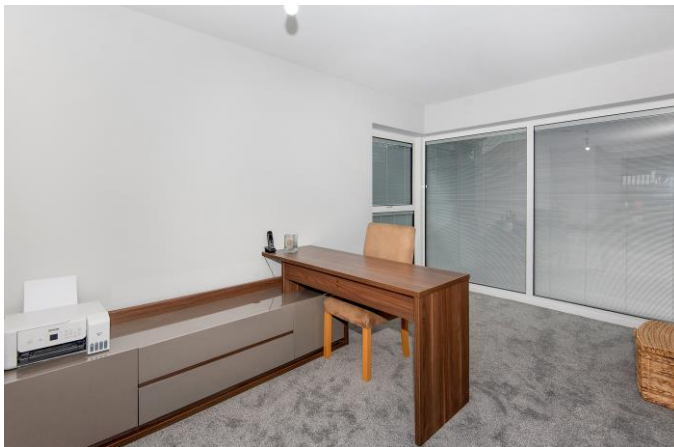
- Tower
15'7 x 8'5
(4.75m x 2.57m)

External

- Front/Driveway
- Integral Garage
26'8 x 8'10
(8.13m x 2.69m)
- Rear Garden

First Floor

- Landing
- Bedroom
24'10 x 16'11
(7.57m x 5.16m)
With walk-in
wardrobe
- En-suite
Bathroom





Property

Found on a private road is this stunning four bedroom detached home situated in arguably one of the most desirable locations in Minnis Bay. Daryngton Avenue sits adjacent to the seafront offering good access to the beach and rural walks towards Reculver Towers and the highly regarded, renovated 'Minnis' restaurant.

The current owners have completely remodelled, extended and renovated the property over their years here creating a beautiful versatile family home. Set back from the road on a good size plot the property has a welcoming entrance hallway looking straight up to the first floor landing with Velux windows flooding the space with natural light. To the front of the property is a spacious study perfect for anyone looking to work from home, a formal lounge with wooden flooring, a log burner and inbuilt electric blinds. To the rear of the property is a stunning open plan space with a fabulous Smallbone fitted kitchen with a range of Siemens appliances, a secret door to a substantial larder, a dining area and sitting area with floor to ceiling sliding doors to the terrace. There is also a separate utility room, cloakroom and access to the garage.

To the first floor there are four double bedrooms, the guest bedroom boasts modern en-suite shower facilities, whilst two further bedrooms to the rear offer views over Minnis and out to sea, as well as a well designed family bathroom with freestanding slipper bath and shower. The exceptional master bedroom suite has panelling and wonderful Jean Paul Gaultier wallpaper, with a walk-in wardrobe and en-suite bathroom. This bedroom also shares access with another bedroom to the first floor conservatory with bi-folding windows highlighting the sea views, as this space is fully enclosed it makes it much more useable in all weathers. Opening one of the wardrobe doors you are led to a further walk-in wardrobe and a hidden staircase up to a tower with elevated sea views across Minnis to Birchington, the cherry on the top of this home.

Externally the property has a paved front garden providing off street parking for several cars leading to the garage, there is also an electric charging point outside the front of the property. Side access leads to the landscaped rear garden with paved terrace areas the perfect spots to enjoy the sun and alfresco dining. There is a variety of raised flower beds, trees and shrubs, with a timber built shed to the back with power and a secure gate leading to the Minnis car park and then to the beach.



Location

This property is close to the seafront with walks towards Reculver and the popular 'Minnis Bay Bar & Brasserie' restaurant. Birchington village centre is within easy reach where you will find a good variety of shops, bars and restaurants, as well as a mainline railway station providing regular services to London. The Cathedral City of Canterbury is approximately 15 miles away and there are good road links to London via the A299 Thanet Way and motorway network via the M2.

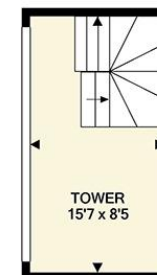




GROUND FLOOR
APPROX. FLOOR
AREA 1812 SQ.FT.
(168.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1488 SQ.FT.
(138.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 3431 SQ.FT. (318.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021



2ND FLOOR
APPROX. FLOOR
AREA 131 SQ.FT.
(12.1 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Strictly by appointment with Miles and Barr
Exclusive

Birchington Office

33 Station Road
Birchington
Kent
CT7 9DJ

T: 01843 844899

E: Birchington@milesandbarr.co.uk

Exclusive Office

14 Lower Chantry Lane
Canterbury
Kent
CT1 1UF

T: 01227 499000

E: Exclusive@milesandbarr.co.uk

Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF

Tel: 01227 499000

Email: exclusive@milesandbarr.co.uk

