CHRISTOPHER HODGSON









Cliffsend, Ramsgate

£435,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Cliffsend, Ramsgate

2 Sevenscore Farm Cottages Ebbsfleet Lane North, Cliffsend, Ramsgate, Kent, CT12 5DN

A significantly extended semi-detached house, situated on a no through road in a rural position in Cliffsend, between Minster (1.6 miles) and Ramsgate (4.3 miles) and close to St. Augustine's Golf Club, Pegwell Country Park as well as the Viking Coastal Trail, which is ideal for cyclists and walkers. Thanet Parkway Station is 1.4 miles distant.

The generous accommodation totals approximately 1871 sq ft (174 sq m) and is arranged on the ground floor to provide an entrance hall, sitting room, living room, dining room, kitchen/breakfast room, utility room and a cloakroom.
To the first floor there are three bedrooms and a spacious bathroom, and the principal bedroom benefits from an en-suite shower room and a balcony with far-reaching views across adjoining countryside. A further double bedroom with stylish en-suite bathroom occupies the second floor.

Externally, the rear garden is a particularly attractive feature of the property, extending to 76 ft (23m) and incorporating a natural stone terrace and a garden studio which would suit a variety of uses. The property benefits from a wide frontage to Ebbsfleet Lane North of 70ft (21m) and a driveway and detached garage provide off road parking for numerous vehicles.







LOCATION
Cliffsend is a desirable village approximately 2 miles west of the marina town of Ramsgate and approximately 4 miles North of Sandwich. The village forms part of the Pegwell Bay Country Park Sandwich and Pegwell Bay Nature Reserve which is a Ramsar Site of International Importance, home to spectacular bird life that is designated as a protected area under UK and EU legislation and is also considered a world class wetlands. Also on permanent display on the cliff top at Pegwell Bay is a replica of the Viking longship Hugin, which sailed from Denmark to Thanet in 1949 to celebrate the 1500th anniversary of the invasion of Britain. Ramsgate boasts one of the largest marinas on the South coast, as well as a bustling high street, a number of highly regarded bars and restaurants, a Blue Flag Beach and mainline railway station. The Cinque Port town of Sandwich is one of the best preserved medieval towns in the UK, a thriving market town with individual shops, bars and restaurants and renowned for its golf courses, including the famous Royal St George's, which regularly hosts The Open Championship.

Thanet Parkway Station provides high speed services to London St Pancras via Ashford. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 72 minutes. Cross Channel ferries are available from the port of Dover (16.9 miles) and the Eurotunnel Terminal at Cheriton. The A256 is also easily accessible offering access to the A2/M2 and subsequent motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Living Room 10'11" x 14'4" (3.34m x 4.36m)
- Sitting Room 10'10" x 12'0" (3.29m x 3.66m)
- Dining Room 10'11" x 12'0" (3.34m x 3.66m)
- Kitchen/ Breakfast Room 10'9" x 23'5" (3.27m x 7.13m)
- Utility
- Cloakroom

FIRST FLOOR

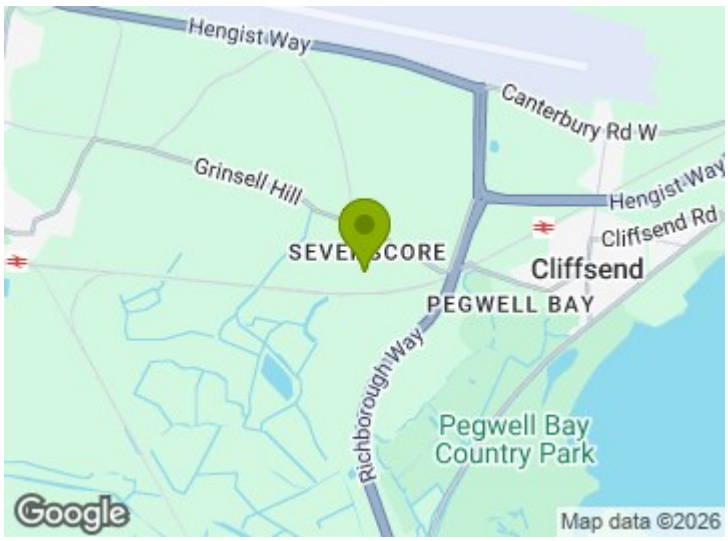
- Bedroom 1 11'7" x 14'6" (3.54m x 4.43m)











• En-Suite Shower Room

• Balcony 8'10" x 7'10" (2.70m x 2.40m)

• Bedroom 3 10'10" x 12'0" (3.29m x 3.66m)

• Bedroom 4 10'11" x 7'11" (3.34m x 2.42m)

• Bathroom 11'8" x 7'8" (3.56m x 2.34m)

SECOND FLOOR

• Bedroom 2 16'5" x 12'0" (5.00m x 3.66m)

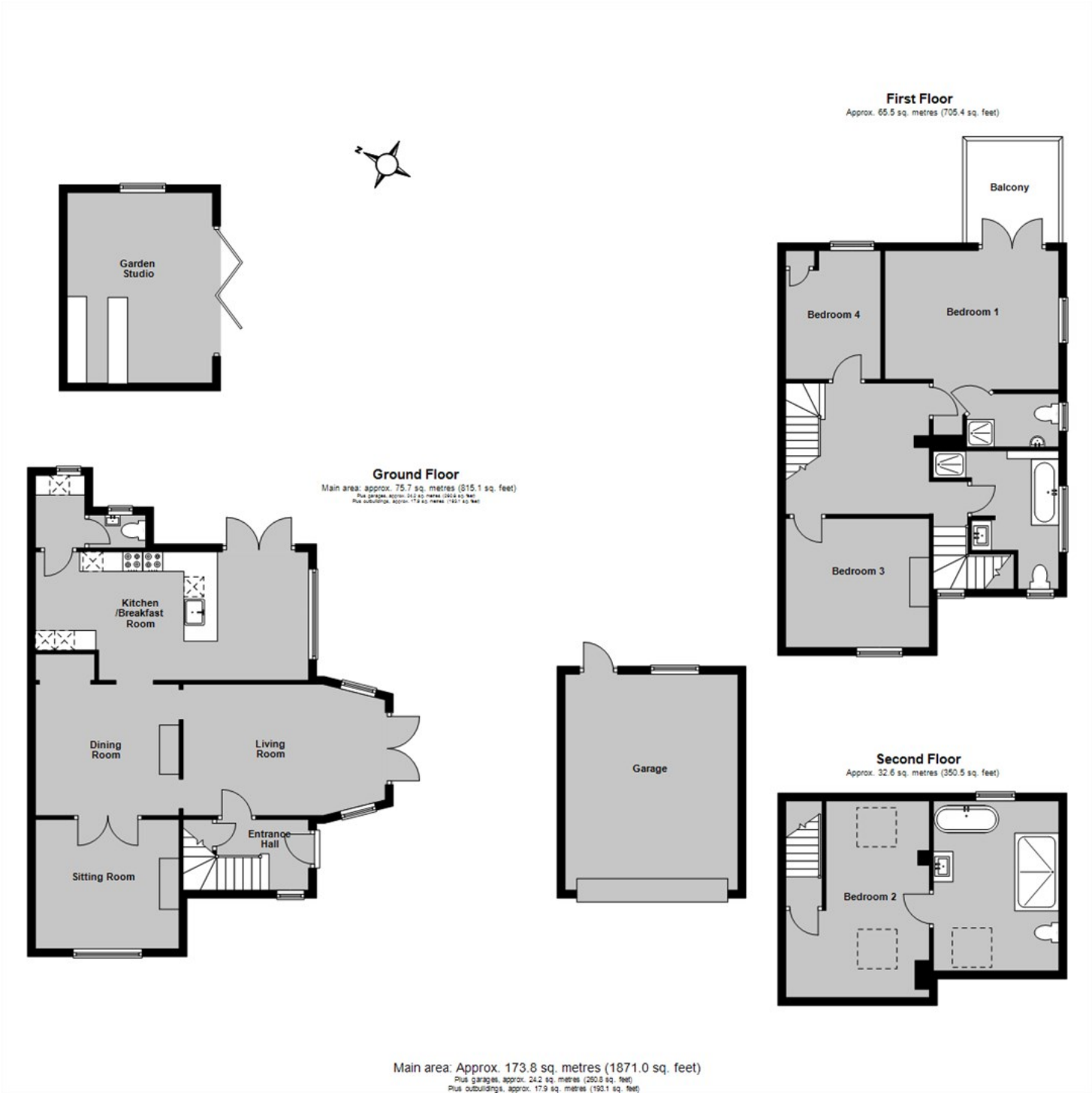
• En-Suite Bathroom 14'2" x 10'6" (4.32m x 3.20m)

OUTSIDE

• Garden 76'8" x 70'3" (23.37m x 21.41m)

• Garage 18'11" x 14'5" (5.77m x 4.39m)

• Garden Studio 15'11" x 12'2" (4.85m x 3.71m)



Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £2,049.47.

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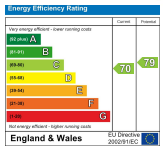

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