CHRISTOPHER HODGSON

Monkton, Ramsgate

£475,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Monkton, Ramsgate

Forge House, 68 Monkton Street, Monkton, Ramsgate, Kent, CT12 4JF

A significantly extended, charming Georgian double-fronted period cottage located next to the former blacksmith's forge, ideally situated in the desirable village of Monkton, and within close proximity of shops, amenities, pubs, bus routes, and Monkton Church of England Primary School. The property is ideally placed to provide easy access to the A299 for access to London, and Thanet Parkway mainline train station (4.1 miles).

Forge House has been extensively remodelled in recent years to provide exceptionally spacious and beautifully presented accommodation, with underfloor heating throughout. The ground floor is arranged to provide open-plan living accommodation comprising a sitting room with a feature fireplace housing a bioethanol stove, a contemporary kitchen/dining room with doors opening to the garden, a utility room, and a bathroom.
To the first floor, there are four bedrooms including three spacious doubles and an additional room that can serve as a bedroom or study, and two stylish bathrooms (including one en-suite shower room).

The South facing rear garden has been thoughtfully landscaped and is predominately laid to lawn with planted borders, and includes a natural stone terrace and a garden studio which would suit a variety of uses. A shingle driveway provides convenient off street parking for two vehicles.

LOCATION
Monkton is a pretty village situated approximately 3 miles to the South of Birchington, a popular town by the sea on the North Kent Coast. The village is well served by a good variety of local amenities including independent shops, supermarkets, cafes, pubs, restaurants, doctors, dentists, and schools, and benefits from Monkton Nature Reserve, a 16 Acre site, located in a former chalk quarry. Nearby Minnis Bay has a wide stretch of sandy beach, and the exciting seaside town of Margate is also close by with its vibrant old town, where there is an abundance of restaurants, bars, boutiques, and markets, the world renowned Turner Contemporary Gallery, Dreamland, Margate's classic amusement park and music venue, and Westwood Cross, the area's premier shopping centre.

Local transport links including Thanet Parkway Station provides high speed services to London St Pancras with a journey time of approximately 70 minutes, and commuter services into London Victoria. The property is well situated for access to the A28 which leads to Canterbury (approximately 10.7 miles distant) and connects to the A299 (and in turn the A2/M2). Manston Airport is also accessible as is Westwood Cross Shopping Centre via the A253/A299. 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

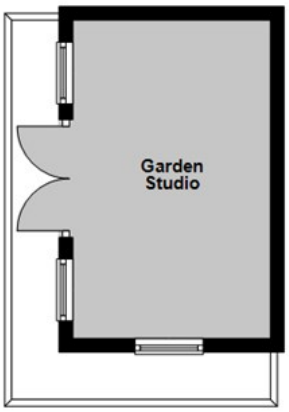
- Entrance Hall
- Sitting Room 22'2" x 10'2" (6.78m x 3.10m)
- Kitchen/Dining Room 22'2" x 10'2" (6.78m x 3.10m)
- Utility Room 6'9" x 5'5" (2.08m x 1.66m)
- Bathroom 6'11" x 4'10" (2.11m x 1.48m)

FIRST FLOOR

- Bedroom 1 11'2" x 10'11" (3.41m x 3.35m)
- En-Suite Shower Room 7'10" x 6'10" (2.39m x 2.10m)
- Bedroom 2 10'4" x 10'2" (3.17m x 3.10m)
- Bedroom 3 10'7" x 9'8" (3.22m x 2.95m)
- Bedroom 4 10'2" x 7'1" (3.10m x 2.16m)
- Shower Room 6'11" x 4'8" (2.11m x 1.44m)

OUTSIDE

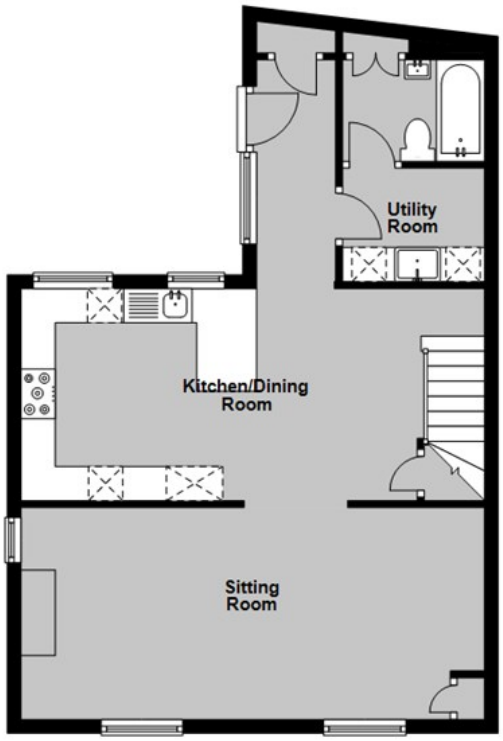
- Garden Studio 15'3" x 9'5" (4.65m x 2.89m)
- Garden 57" x 32" (17.37m x 9.75m)



Ground Floor

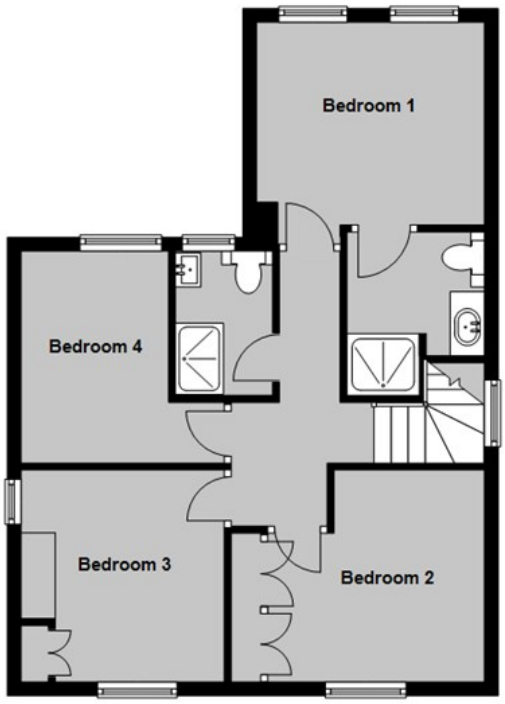
Main area: approx. 55.1 sq. metres (593.0 sq. feet)

Plus outbuildings, approx. 13.4 sq. metres (144.7 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.8 sq. feet)



Main area: Approx. 109.8 sq. metres (1181.8 sq. feet)

Plus outbuildings, approx. 13.4 sq. metres (144.7 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,387.10

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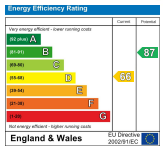

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