



CHRISTOPHER HODGSON

Tankerton, Whitstable

Kingsdown Park House, 32 Kingsdown Park, Tankerton, Whitstable, Kent, CT5 2DF

Freehold

Kingsdown Park House is a substantial detached period house, believed to date from circa 1900, set on one of central Tankerton's most desirable tree lined avenues, less than 500 metres from the beach and within easy reach of central Whitstable, bus routes, Whitstable station and excellent schooling options. The cathedral city of Canterbury is close by (approximately 7.5 miles).

The property has been comprehensively extended and remodelled to a design by MEME Architects (completed 2019), creating approximately 7,264 sq ft (675 sq m) of beautifully finished accommodation including the garage, arranged over three floors.

At its heart is a dramatic reception hall with a split staircase rising to a galleried landing, from which the ground floor flows into a series of generous living spaces linked by full height glazing and pocket doors. The kitchen/breakfast room is particularly impressive, fitted with Corian worktops, a substantial island, a double induction hob with Teppanyaki hot plate, four Miele ovens including a steam oven,

Sub-Zero refrigeration and two dishwashers; the adjoining prep kitchen provides excellent additional storage and includes a Sub-Zero wine cooler.

The layout is exceptionally flexible, with a gym, study and practical boot and laundry rooms on the ground floor, and seven bedrooms with stylish bath and shower rooms above, several with access to the south-facing balcony. The second floor provides valuable additional space including a guest suite with sitting room and kitchenette, a games room and a dedicated cinema room with surround sound and air conditioning.

Outside, electric gates open to a resin-bound driveway with parking for several vehicles and access to the double garage, with a self-contained annexe above. A broad terrace spans the rear elevation and steps down to established, south-facing gardens extending to approximately 137 ft (41.7m), laid mainly to lawn with landscaped planting and seating areas. No onward chain.

LOCATION

Kingsdown Park is ideally positioned for access to local shopping facilities on Tankerton Road, Tankerton slopes, the beach and local bus routes. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops, with historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle, offering a wide range of social and cultural events and its now celebrated 'Regency' style gardens. Whitstable mainline railway station (0.7 miles) provides frequent services to London.

The Cathedral City of Canterbury (7.5 miles) is designated a UNESCO World Heritage Site and offers a wealth of cultural and leisure amenities, including theatres, bars, restaurants and a major shopping centre, with a range of mainstream retail outlets as well as many individual and designer shops. The City also benefits from excellent independent schools, including The King's School, Kent College and St Edmund's. Canterbury West station provides high-speed services to London St Pancras (56 minutes).

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Kitchen/Breakfast Room 24'2" x 18' (7.37m x 5.49m)
- Prep Kitchen

- Family Room 21'2" x 10'4" (6.45m x 3.15m)
- Reception Hall
- Drawing Room 21'1" 17'6" (6.43m 5.33m)
- Home Office/Study 18'6" x 13'9" (5.64m x 4.19m)
- Laundry Room
- Cloakroom
- Boot Room
- Gym 17'8 x 11'11" (5.38m x 3.63m)

FIRST FLOOR

- Principal Bedroom 21'5" x 17'6" (6.53m x 5.33m)
- Dressing Room
- En-Suite Bathroom
- Bedroom 17'6" x 14'7" (5.33m x 4.45m)
- En-Suite Shower Room
- Bedroom 16'7" x 11'9" (5.05m x 3.58m)
- Bedroom 12'9" x 12'2" (3.89m x 3.71m)
- En-Suite Shower Room
- Balcony

- Bathroom

SECOND FLOOR

- Sitting Room 18'3" x 11'10" (5.56m x 3.61m)
- Kitchenette 15'3" x 9'4" (4.65m x 2.84m)
- Bedroom 14'8" x 14'8" (4.47m x 4.47m)
- En-Suite Bathroom
- Bedroom 14'8" x 12'4" (4.47m x 3.76m)
- Games Room 25'1" x 18'7" (7.65m x 5.66m)
- Cinema Room 14'7" x 10'6" (4.45m x 3.20m)

- Plant Room

- Cloakroom

ANNEXE

- Bedroom 17'8" x 11'3" (5.38m x 3.43m)
- Bathroom

OUTSIDE

- Garden 137' x 72' (41.76m x 21.95m)
- Garden Room/Store
- Garage 22'1" x 17'8" (6.73m x 5.38m)

















Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

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

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----- Restricted Head Height

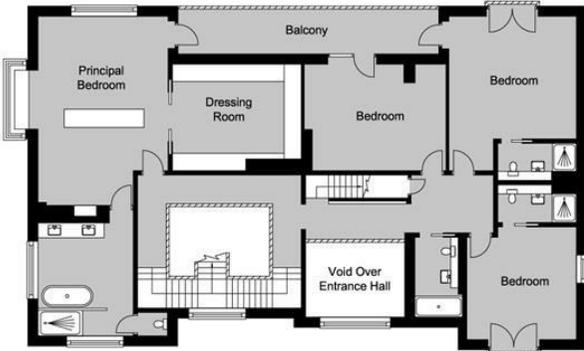
Ground Floor

Main area: approx. 255.3 sq. metres (2748.0 sq. feet)
Plus garage, approx. 36.4 sq. metres (392.0 sq. feet)



First Floor

Main area: approx. 218.5 sq. metres (2351.9 sq. feet)



Second Floor

Main area: approx. 164.7 sq. metres (1772.8 sq. feet)



Main area: Approx. 674.9 sq. metres (7264.0 sq. feet)
Including Garage





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