





DEAN PARK NORTH FORELAND AVENUE, BROADSTAIRS, CT10 3QR

£1,400,000

- Prestigious 1924 Arts & Crafts home designed by renowned architect Edgar Ranger, with original architectural and garden plans
- Exclusive position within the private gated North Foreland Estate, one of Broadstairs' most desirable addresses
- Held across three generations of the same family and now offering a rare opportunity to acquire a home of remarkable provenance
- Currently arranged as five bedrooms, with the original plans showing six; four bedrooms enjoy direct sea views
- Magnificent entrance hall with oak panelling, exposed beams, fireplace and space for an eight-seat dining table
- Two grand reception rooms plus an impressive Billiard & Games Room with full-sized snooker table
- Wealth of original features including leaded glass, 1920s fireplaces, Servant Call Bell system and concealed bookcase staircase
- Spacious upper landing providing a wonderful seating/reading area with views across the gardens to the sea
- Mature southerly facing gardens, large sunny patio, extensive driveway and substantial garage with mechanic's inspection pit
- Close to sandy beaches, North Foreland Golf Club, excellent schools and Broadstairs station with high-speed services to London from approximately 1 hour 18 minutes



5



2



3









ABOUT THIS HOME

Designed by renowned Arts & Crafts architect Edgar Ranger and built in 1924, this exceptional detached residence occupies a generous plot within the exclusive gated North Foreland Estate. Held across three generations of the same family, the home retains remarkable period character, with original architectural and garden plans still available and the property documented in published architectural literature.

The impressive accommodation includes a grand entrance hall large enough for formal dining, two principal reception rooms, kitchen/breakfast room and a substantial Billiard & Games Room with full-sized snooker table, also offering potential as a gym, studio or annexe. Original features include leaded glass, oak panelling, exposed beams, 1920s fireplaces and tiling, built-in storage and the original Servant Call Bell system.

Currently arranged as five bedrooms, the original plans show a six-bedroom layout. Four bedrooms and the spacious upper landing enjoy direct sea views, while a concealed bookcase reveals a secret staircase leading towards substantial attic space, alongside a hidden storage room.

Outside, mature southerly facing gardens provide a wonderful wildlife haven, complemented by a large sunny patio, new fencing and flagstone paving. A generous driveway provides extensive parking alongside a substantial garage with mechanic's inspection pit, while the original coal bunker offers potential for conversion, perhaps into a cellar.

The generous proportions and layout also help the house remain naturally cool during the summer months.

A rare Arts & Crafts home combining architectural pedigree, sea views, beautiful gardens, fascinating original features and enormous potential within one of Broadstairs' most prestigious private estates.









Approx. Gross Internal Floor Area 3892 sq. ft / 361.73 sq. m (Including Garage/Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

ABOUT THE AREA

Dean Park is situated on the North Foreland Private Estate, around 1 mile from the centre of this charming seaside resort. The spectacular coastline boasts seven sandy beaches, clifftop walks and quaint fisherman's cottages.

The town boasts many independent shops, smart restaurants and quaint cafes. At weekends you could spend your time walking or cycling the 32-mile Viking Coast Trail or perhaps taking the family for a surfing or sailing lesson. Golfers can play at the North Foreland Golf Club just 6 minutes (1.6 miles) away by car or the renowned championship Royal St Georges in nearby Sandwich around half an hour away (11.8 miles).

There is a good range of schooling in the area, including Dane Court Grammar School, Chatham & Clarendon Grammar School and independent schools such as Wellesley House and Haddon Dene Preparatory Schools. London commuters can be whisked back into the capital on high-speed trains from 1 hour 18 minutes via Broadstairs station which is a 5-minute drive from the property.





ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

CONTACT US

John-Paul Rafferty FNAEA MARLA Assoc RICS
john@raffertyandpickard.co.uk

Paul Pickard MNAEA
paul@raffertyandpickard.co.uk

71 London Road
Sevenoaks
Kent
TN13 1AX

T: 01732 905499
E: homes@raffertyandpickard.co.uk
W: raffertyandpickard.co.uk

Rafferty and Pickard Ltd, Registration number 12612723

