





76 STONE ROAD, BROADSTAIRS, KENT, CT10
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GUIDE PRICE £3,000,000

- Stunning 10,000 sq ft Coastal Home
- Secluded 1.9 Acre (tbv) Plot with Feature Viewing Bridge Overlooking the Sea
 - Electric Gated Driveway Leading to Double Garage
 - Grand Entrance Hall and Galleried Landing
- Sociable Layout with Interconnecting Reception Rooms and Billiards Room
- Leisure Complex with Pool (currently drained), Gym and Sauna
 - Principal Bedroom with Dressing Room and En-suite Bathroom
- Five further Double Bedrooms and four further Bathrooms
- Gate from Garden onto path to Stone Bay Beach less than 100m away
- 5 Minutes' Drive (1.2 miles) to Broadstairs station with trains to London St Pancras in as little as 1 hr 18 minutes

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ABOUT THIS HOME

If you are looking for a large coastal home in the North Foreland area of Broadstairs, then this 10,000 sq ft home sitting on a secluded plot of just under 2 Acres could be the one for you.

Built in 1996, this elegant home is flooded with natural light. The layout would be ideal if you like hosting parties as all of the main reception rooms and 'statement' entrance hall interconnect. The property boasts a lovely garden room that would be great to dine in, being situated off the large kitchen-breakfast room. In addition, there is a billiards room that could equally make a great teenager's den or cinema room as well as a huge multi-room leisure complex with a gym built over the drained swimming pool. This home should accommodate even the largest of families with 5 bedrooms and 4 bathrooms in addition to the principal bedroom, dressing room and en-suite bathroom.

The secluded mature gardens are a stand out feature with formal lawns, shady wooded areas, a large feature pond (currently drained), a raised patio and even a viewing bridge that would be the ideal place to enjoy a drink at the end of the day or host guests on. We expect a lot of interest in this extraordinary home and urge interested parties to view early to avoid disappointment.





OWNERS COMMENTS

Having made the difficult decision to leave London some 10 years ago, we were incredibly lucky to purchase our dream home.

With our children getting to the ages where they could appreciate the beach, surfing, and everything that a vibrant seaside town has to offer, we feel it is the best decision we ever made.

The schools both private and state are exceptionally good and we believe that it was definitely the best place to bring up our family.

We have been very happy in this home, the grounds are both extensive and secluded and we have all taken full advantage of its doorstep proximity to the beautiful beach and old Broadstairs town centre all within walking distance.

The lovely location on a private plot is unique and couldn't be found anywhere else.



76 Stone Road, Broadstairs



Approx. Gross Internal Floor Area 9901 sq. ft / 919.85 sq. m

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

Produced by Elements Property





Location

76 Stone Road is situated just south of the North Foreland private estate, around 1 mile from the centre of this charming seaside resort. The spectacular coastline (that can be accessed by a gate from the garden onto a path next the property) 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 (1.7 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 sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

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