



Terence Painter

ESTATE AGENTS

- Substantial Detached Residence
- Four Bedrooms
- Three Reception Rooms
- Prestigious Location
- Three Bathrooms
- Kitchen / Diner & Utility Room
- Beautiful Wrap Around Gardens
- Large Gated Driveway & Double Garage
- Cloakroom/W.C
- Stunning Elevated Views Over The Golf Course & Sea Beyond
- No Forward Chain

2 Oakridge, Woodland Way, Broadstairs, Kent. CT10 3QE.

Freehold £875,000

NO FORWARD CHAIN- LOCATED IN ONE OF BROADSTAIRS' MOST EXCLUSIVE LOCATIONS IS THIS SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH GENEROUS SIZE WRAP AROUND GARDENS, LARGE GATED DRIVEWAY, DOUBLE GARAGE & STUNNING ELEVATED VIEWS OVER NORTH FORELAND GOLF COURSE AND THE SEA BEYOND! .

Oakridge is located within sought after Woodland Way at Kingsgate and is within easy access of the stunning cliff top promenades and sandy beaches at picturesque Botany and Kingsgate Bays. The renowned North Foreland Golf Course, local shop, public houses and restaurants can all be found within a few hundred metres of the property.

On the ground floor the property features a welcoming hallway, 25'9" double aspect principle lounge with an impressive inglenook fireplace and French doors to the garden, snug/home office, well appointed kitchen/diner, utility room, double aspect dining room with French doors to the garden and a cloakroom/W.C.

At first floor level there is a modern shower room and four generous size double bedrooms including the double aspect principle bedroom which boasts an extensive range of fitted furniture, large en-suite bathroom and access out to the 28'5" enclosed balcony with three sets of sliding double glazed doors which offer breath taking elevated views over North Foreland golf course and the sea beyond. Bedroom two also enjoys access to the enclosed balcony and features a Jack & Jill style en-suite bathroom which is shared with bedroom three.

Externally the property really can't fail to impress with large well maintained mature gardens which surround the property and features two paved patio areas and an eclectic range of mature trees, hedges and shrubs. There is extensive gated off street parking to the front of the property and a double garage.

This really is a wonderful home being offered with no forward chain so call Terence Painter now on 01843 866866 to arrange your viewing

## Ground Floor

### Entrance

Entrance to the house is via a hardwood front door with glazed insert leading into the entrance hall.

### Entrance Hall

4.10m x 2.44m (13' 5" x 8' 0") An 'L' shaped hallway with ceramic tiled floors, leaded light windows either side of the front door, stairs to the upper level, underfloor heating, ornate dado rails, coved ceilings, a recessed cloaks cupboard, an under stairs storage cupboard and doors to the principle lounge, dining room, snug, cloakroom and kitchen/diner.

### Principal Lounge

7.84m x 4.53m (25' 9" x 14' 10") An inviting dual aspect room with double glazed leaded light windows to the front and leaded light patio doors to the rear garden. A focal point in this room is a large brick built inglenook style fireplace with a gas stove inset. This room has feature beamed ceilings, carpet flooring, underfloor heating and media points.

### Snug/Home Office

3.64m x 3.21m (11' 11" x 10' 6") A comfortable sized third reception room with a double glazed leaded light window to the rear overlooking the garden. This room has carpet flooring, coved ceilings, ceiling downlights and underfloor heating.

### Kitchen / Diner

4.00m x 3.65m (13' 1" x 12' 0") A well equipped kitchen with an extensive range of wooden wall, base and drawer units inset to contrasting worksurfaces and a 1 1/4 bowl sink and drainer. This kitchen has ample space for a table and chairs, plus there is an open doorway leading into an additional utility room. There is a leaded light double glazed window overlooking the garden, a built in eye level double oven with a ceramic hob and tiled extractor hood. There are part tiled walls, under unit space for a dishwasher, tiled flooring, underfloor heating and a feature beamed ceiling.

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**Utility Room**

2.86m x 1.71m (9' 5" x 5' 7") This utility room has a door to the garden and a leaded light window to the rear, a range of fitted wall and base units with inset stainless steel sink and drainer. The boiler is located inset to the kitchen units, a door leading into a larder cupboard, there is a recessed area for a free standing fridge / freezer and under unit space for a washing machine and tumble dryer.

**Dining Room**

5.25m x 4.13m (17' 3" x 13' 7") A beautifully appointed room is currently used as a second sitting room and features double glazed leaded light patio doors to the garden and a further double glazed leaded light window to the front. There is a coved ceiling, ornate dado rails, a large recessed cupboard with shelving and carpet flooring.

**Cloakroom**

1.99m x 1.17m (6' 6" x 3' 10") An attractive suite comprising white (with blue decoration) low level w.c. and wash hand basin. There is a double glazed leaded light window to the front with obscure glass, underfloor heating, part tiled walls to dado height, ornate dado rails, coved ceiling and ceramic tiled floors.

**First Floor**

**Landing**

4.10m x 2.07m (13' 5" x 6' 9") A light and bright 'L' shaped landing with carpet flooring, access to the loft, a double built in linen cupboard, decorative dado rails, coved ceilings, a double glazed leaded light window to the front and doors to all bedrooms and bathrooms.

**Principal Bedroom**

Om x 0m (0' 0" x 0' 0") 5.76m x 3.98m (18' 11" x 13' 1") A particularly attractive double aspect bedroom with a double glazed leaded window to the front of the property and double glazed patio doors to the rear leading onto the enclosed balcony. This bedroom also has a generous range of fitted wardrobes and dressing table to one wall, carpet flooring, underfloor heating and a door into the en-suite.

**Principal Bedroom En-suite**

3.82m x 2.11m (12' 6" x 6' 11") A classic and spacious en-suite comprising raised bath with tiled surround, walk in shower cubicle, his & hers vanity basins with cupboards beneath and W.C. There is pelmet lighting, a shaver socket, large fitted wall mirror, underfloor heating, fully tiled walls, an extractor fan and a double glazed window to the rear with obscure glass.

**Enclosed Balcony**

8.67m x 1.27m (28' 5" x 4' 2") This is a large enclosed balcony leading from bedrooms one and two with three sets of double glazed sliding doors to the rear which offer stunning elevated views over the golf course and sea. There is tiled flooring.

**Bedroom Two**

5.06m x 3.03m (16' 7" x 9' 11") A very attractive bedroom with double glazed patio doors leading onto the enclosed balcony plus there is a double glazed window to the rear overlooking the golf course and sea beyond. This room has coved ceilings, carpet flooring, underfloor heating and a door leading into the Jack 'n' Jill en-suite.

**Jack 'n' Jill Bathroom**

2.67m x 1.88m (8' 9" x 6' 2") A well equipped bathroom with a panelled bath with shower attachment to mixer taps, w.c. with hidden cistern, wash hand basin and bidet. The walls are fully tiled, there are carpet floors, a shaver socket, ceiling downlights, a double glazed window to the side with obscure glass, an extractor fan and underfloor heating.

**Bedroom Three**

3.80m x 2.74m (12' 6" x 9' 0") This bedroom has a range of built in wardrobes and drawer units to one wall, a double glazed leaded light window to the front, coved ceiling, carpet flooring, underfloor heating and a door leading into the Jack 'n' Jill en-suite bathroom.

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#### Bedroom 4

3.09m x 2.44m (10' 2" x 8' 0") A lovely bright room with a leaded light double glazed window to the front, coved ceilings, carpet flooring and underfloor heating.

#### Shower Room

1.82m x 1.47m (6' 0" x 4' 10") There is a fully tiled walk in shower cubicle, close coupled w.c. and a wash hand basin inset to a vanity unit with fitted mirror over. There are coved ceilings, an extractor fan, fully tiled walls and floors, chrome ladder style radiator, shaver point and underfloor heating.

#### Exterior

##### Front Garden

Large double wrought iron gates lead into a sweeping driveway providing off road parking for several cars. There are high walled boundaries, a shaped lawn, raised flower beds, a wrought iron gate to the rear garden and access to the garages.

##### Rear Garden

110' x 90' (33.53m x 27.43m) A beautiful and highly manicured garden which wraps around three sides of the property. To one side, there is a large private paved seating area measuring approximately 45' with a timber shed. To the rear and opposite side, the garden is mainly laid to lawn with shaped flower beds, mature trees defining boundaries, a pond with water feature. This is a wonderfully private garden with high walled and fenced boundaries, a covered patio seating area from the kitchen, outside lighting, water tap and a gate to the front.

##### Double Garage

6.63m x 5.89m (21' 9" x 19' 4") A open area double garage with two up and over garage doors. This garage has coved ceiling, power, light, three double glazed leaded light windows to the side and a double glazed door to the garden at the rear.



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Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor

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**Approximate total area<sup>(1)</sup>**

1561.43 ft<sup>2</sup>

145.06 m<sup>2</sup>

**Balconies and terraces**

26.16 ft<sup>2</sup>

2.43 m<sup>2</sup>

(1) Excluding balconies and terraces

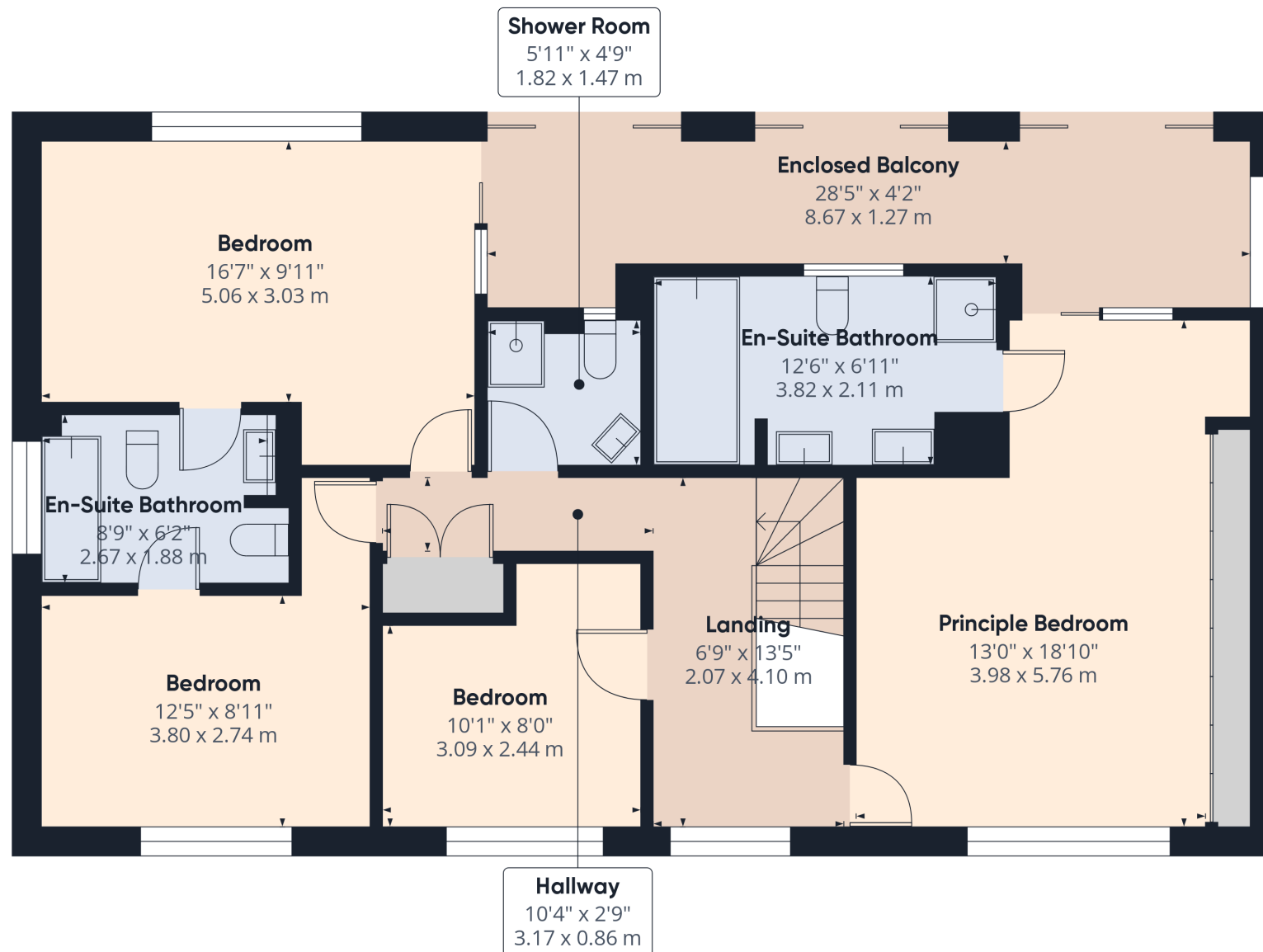
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

**Approximate total area<sup>(1)</sup>**1091.99 ft<sup>2</sup>101.45 m<sup>2</sup>

(1) Excluding balconies and terraces

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