

Terence Painter

ESTATE AGENTS



- Extended 19th Century Cottage
- Three/Four Bedrooms
- One/Two Reception Rooms
- Reading Street Village Location
- Three Bathrooms & Ground Floor Cloakroom/W.C
- 28'7" Lounge/Diner
- Bespoke Kitchen
- Located Close to Joss Bay, Golf Course & Schools
- Off-Street Parking on Two Driveways
- Large Detached Outbuilding
- Beautifully Landscaped 61'8" South Facing Rear Garden
- Utility Room
- Double Glazing & Gas Central Heating
- Sympathetically Remodelled and Restored Throughout
- Spacious & Flexible Living Accommodation Measuring in excess of 2430sqft

46 Reading Street, Broadstairs, Kent. CT10 3AZ.

Freehold £875,000

Nestled in the idyllic and highly sought after Reading Street village area, is this stunning detached residence, which over recent years has undergone an extensive remodel and refurbishment by the current vendors, who have meticulously and sympathetically brought the property into the modern day whilst making sure not to compromise the period character and charm of the property, parts of which date back to 1841.

Reading Street is served by a quaint local pub, bakery/café and church and is ideally positioned within close proximity to the picturesque sands at Joss Bay, North Foreland Golf Club, local schools and amenities.

This extremely well proportioned and unique home offers generous sized living accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, 28'7" double aspect lounge/diner with multi fuel stove, bespoke kitchen, a flexible second reception room or bedroom four, utility room, cloakroom/w.c and a double bedroom with an en-suite bathroom that has direct access out to a shingled driveway to the side of the property.

On the first floor there is a shower room and two further double bedrooms with one benefiting from an impressive en-suite bathroom containing a free standing claw foot bath.

Externally this house continues its spacious theme with a beautifully landscaped 61'8" south facing rear garden with a large decked seating area, patio, lawn and with an abundance of well established tropical and Mediterranean planting. A fantastic feature of this home is a solid built 38'10" outbuilding with lighting and power that the current vendors use as an art studio. To one side of the property is a courtyard working area with two timber sheds, log store, greenhouse and potting shed.

This home also features a cellar and off street parking on two driveways.

Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

There is level access through the front door to the spacious entrance hall.

Entrance Hall

17' 11" x 7' 1" (5.47m x 2.15m) There are wooden stairs to the first floor with a runner style carpet, glazed UPVC door to the side of the property, under stairs storage cupboard, further fitted cupboard, exposed ceiling beams, radiator, painted wooden floorboards and doors leading off to the lounge/diner, reception room two/bedroom four, bedroom one and the utility room/w.c.

Lounge/Diner

8.71m max x 7.43m max (28' 7" x 24' 5") This is an impressive size L shaped double aspect room which is flooded with light, thanks to a double glazed window to the side of the property and floor to ceiling picture windows and door to the rear which offers stunning views over the garden. This well defined room boasts an impressive brick built fireplace with multi-fuel stove and wooden surround, media points, radiators and painted wooden floorboards. There is an open entrance to the kitchen.

Kitchen

3.75m x 3.01m (12' 4" x 9' 11") This well designed kitchen comprises a bespoke base and drawer unit with granite worktop and stainless steel sink inset, complementing Welsh dresser unit, fitted wall unit, space and plumbing for a dual fuel range cooker and fridge/freezer, part wood panelled walls, exposed ceiling beams, radiator, tiled flooring and a double glazed window to the rear which offers views over the patio and garden.

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Reception Room Two/Bedroom Four (Flexible-Space)

23' 11" x 17' 3" max (7.29m x 5.26m max) This fantastic size room is currently being used as a studio but could make an ideal principal lounge or fourth bedroom. To the rear of the room there are double glazed French doors which give access to the patio and garden. To the front are two further glazed floor to ceiling windows. There is an attractive cast iron log burner with a quarry tiled hearth, television point, radiator and painted wooden floorboards.

Bedroom One

12' 11" x 12' (3.93m x 3.65m) As you enter the room there is a range of built in wardrobes with louvre doors, hanging rails and shelving. This room features a double glazed window and part double glazed UPVC external door to the side of the property, door to the en-suite bathroom, dado rail, radiator, wall lights and wooden flooring.

En-suite Bathroom

7' 6" x 6' 6" (2.29m x 1.97m) There is a panelled bath with an antique style mixer tap with shower attachment, low level w.c and a wash hand basin with built in cupboards to one side and a fitted mirror over. There is a dado rail, part tiled walls, frosted double glazed window to the side and vinyl flooring.

Utility Room

2.02m x 1.85m (6' 8" x 6' 1") There is a frosted double glazed window to the side of the property, fitted base unit with space and plumbing for a washing machine and tumble dryer, wooden worktops, radiator, tiled flooring, exposed ceiling beams and an open doorway to the cloakroom/w.c.

Cloakroom/W.C

1.83m x 0.89m (6' 0" x 2' 11") There is a frosted double glazed window to the side of the property, low level w.c, wash hand basin inset to a vanity unit, panelled walls to dado level and tiled flooring.

First Floor

Landing

This is a split level landing with a Velux window to the front of the property, recess storage cupboard, down lights, painted wooden floorboards and doors leading off to the remaining bedrooms and shower room.

Shower Room

2.22m x 2.04m (7' 3" x 6' 8") There is a double glazed window to the side of the property, low level w.c, fully tiled shower cubicle, wash hand basin inset to a vanity unit, radiator, down lights and painted wooden floorboards.

Bedroom Two

5.40m x 3.53m (17' 9" x 11' 7") There are part glazed UPVC French doors to the rear of the property which open up to a flat roof space which, subject to obtaining the necessary consent, could make a wonderful roof terrace. There is a high level window to the side of the property, radiator and carpet flooring.

Bedroom Three

3.70m x 3.27m (12' 2" x 10' 9") This is a double aspect room with double glazed windows to both sides of the property, door to the en-suite bathroom, radiator and painted wooden floorboards.

En-Suite Bathroom

3.66m x 2.65m (12' 0" x 8' 8") This well appointed room features a free standing claw foot bath with antique style mixer tap with hand shower attachment, wash hand basin and mixer tap inset to a vintage dresser unit, low level w.c, large cupboard housing the condensing boiler, double glazed windows to both sides of the property, part panelled walls to dado level, radiator, down lights and vinyl flooring.

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Cellar

The cellar is accessed via external steps. It is arranged as two rooms with fitted shelving for wine storage, lighting and power points.

Exterior

Outbuilding

38' 10" x 12' 10" (11.83m x 3.92m) This substantial building has been sympathetically built and is currently arranged as three rooms with interconnecting doors. The current vendors use this area as a studio however, It was originally built to be an annexe with double glazed wooden doors, power points, access for a soil pipe and lighting.

Rear Garden

18.80m x 18m (61' 8" x 59' 1") The current vendors have lovingly landscaped and cultivated this garden over the years which now features a patio and large decked seating area immediately to the property with a complementing ramp down to the garden with an abundance of mature tropical and Mediterranean trees and shrubs. There is a footpath to the outbuilding which has a paved seating area to the front, further raised paved seating area to the side and rear of the garden, gateway to the side garden. There is outside lighting, three electrical sockets and water tap.

Side Courtyard Area

This courtyard, working area features a log store, two timber sheds, potting shed and greenhouse. There is a gate to the front of the property.

Front Garden

To both sides of the property there are shingled driveways which provide parking for up to three cars.

Council Tax

The council tax band is F.

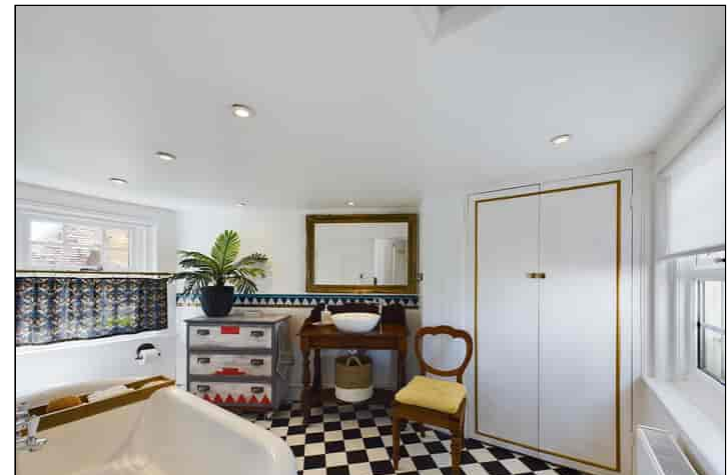
Energy Performance Rating

This property has been rated a D. (Current 61 and Potential 82)



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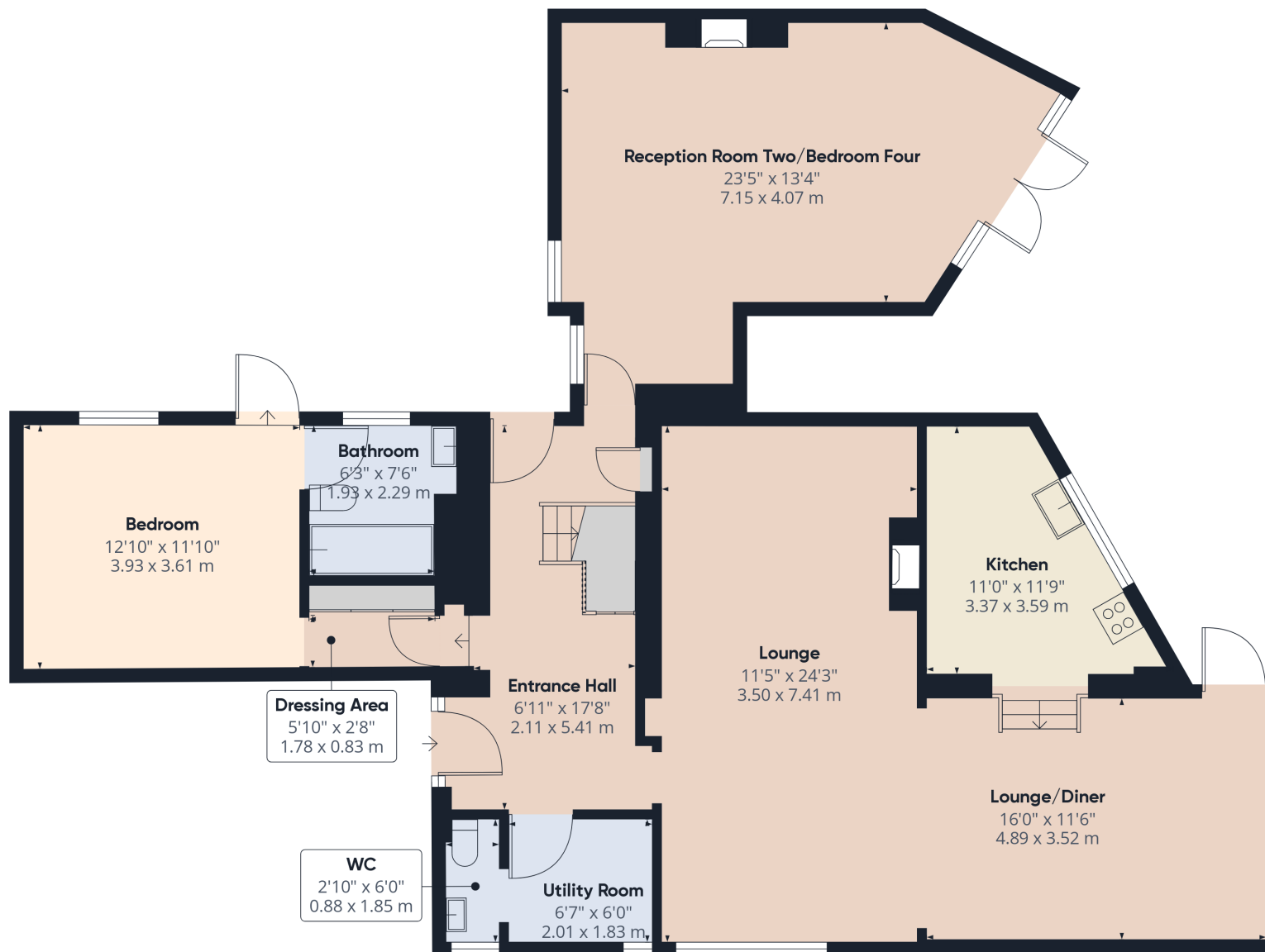


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Ground Floor Building 1

Approximate total area⁽¹⁾

1283.92 ft²

119.28 m²

Reduced headroom

0.32 ft²

0.03 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

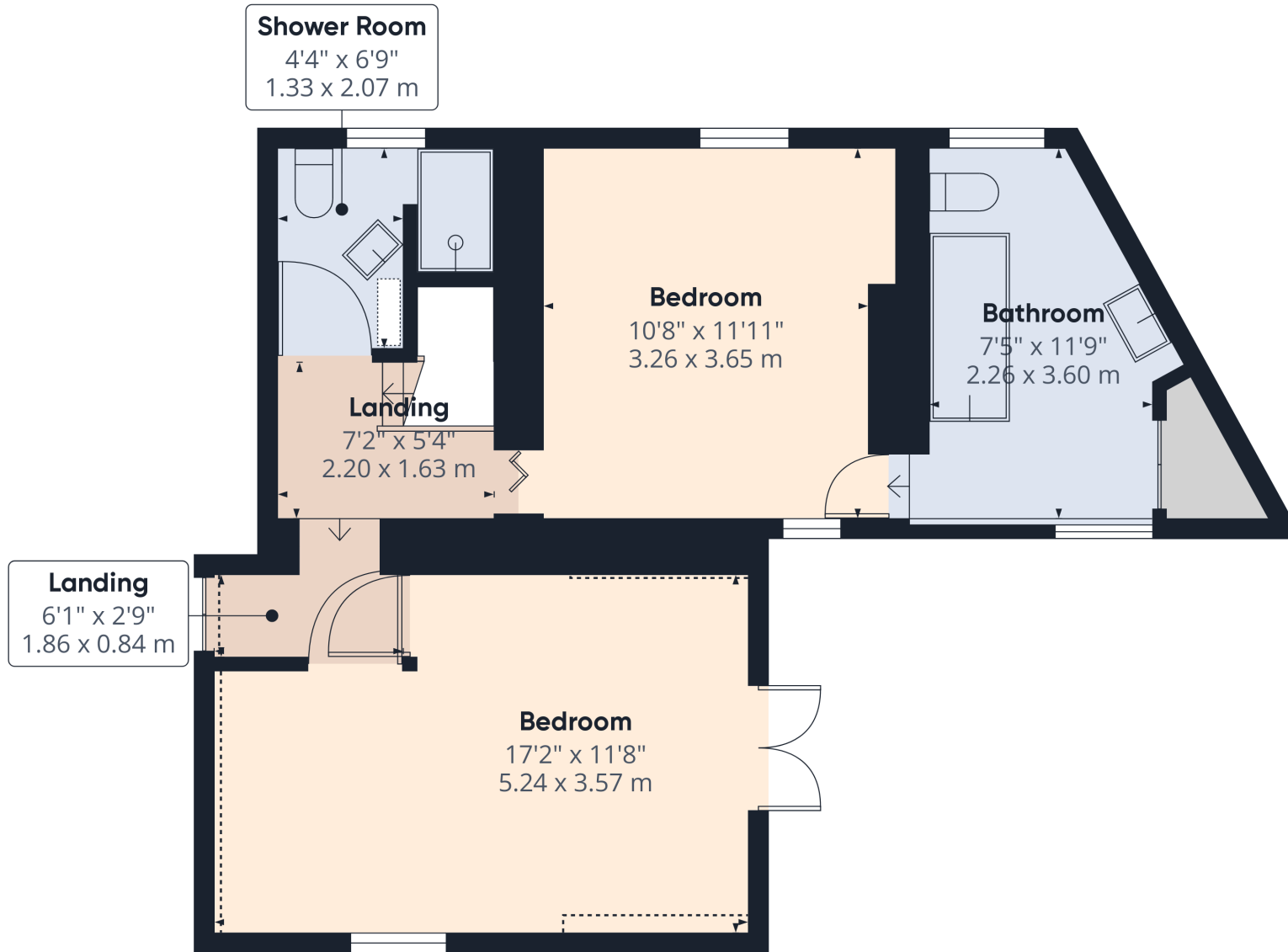
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

494.17 ft²
45.91 m²

Reduced headroom

5.92 ft²
0.55 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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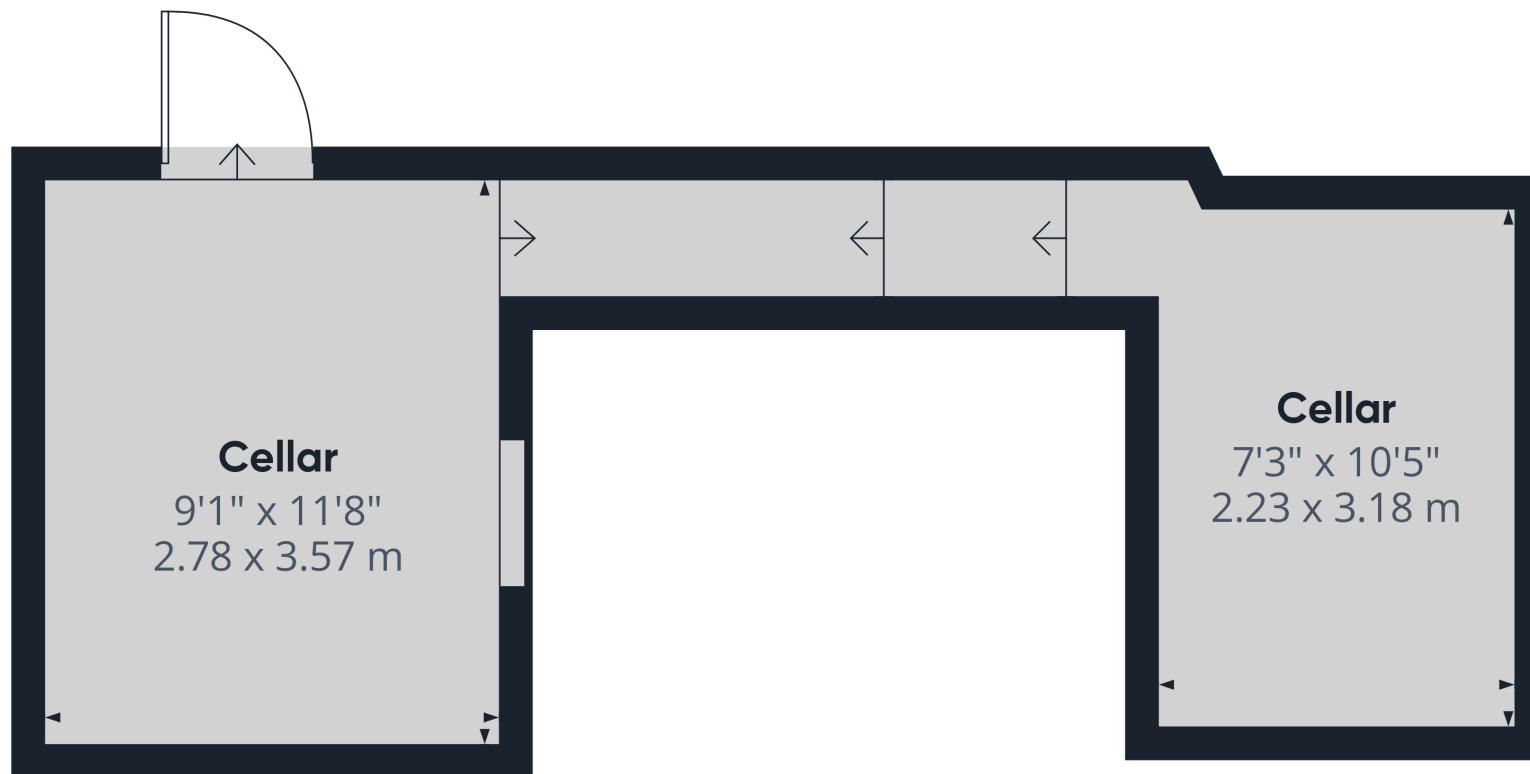
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Floor 1 Building 1

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Approximate total area⁽¹⁾

218.62 ft²

20.31 m²

Cellar

7'3" x 10'5"
2.23 x 3.18 m

Cellar

9'1" x 11'8"
2.78 x 3.57 m

(1) Excluding balconies and terraces

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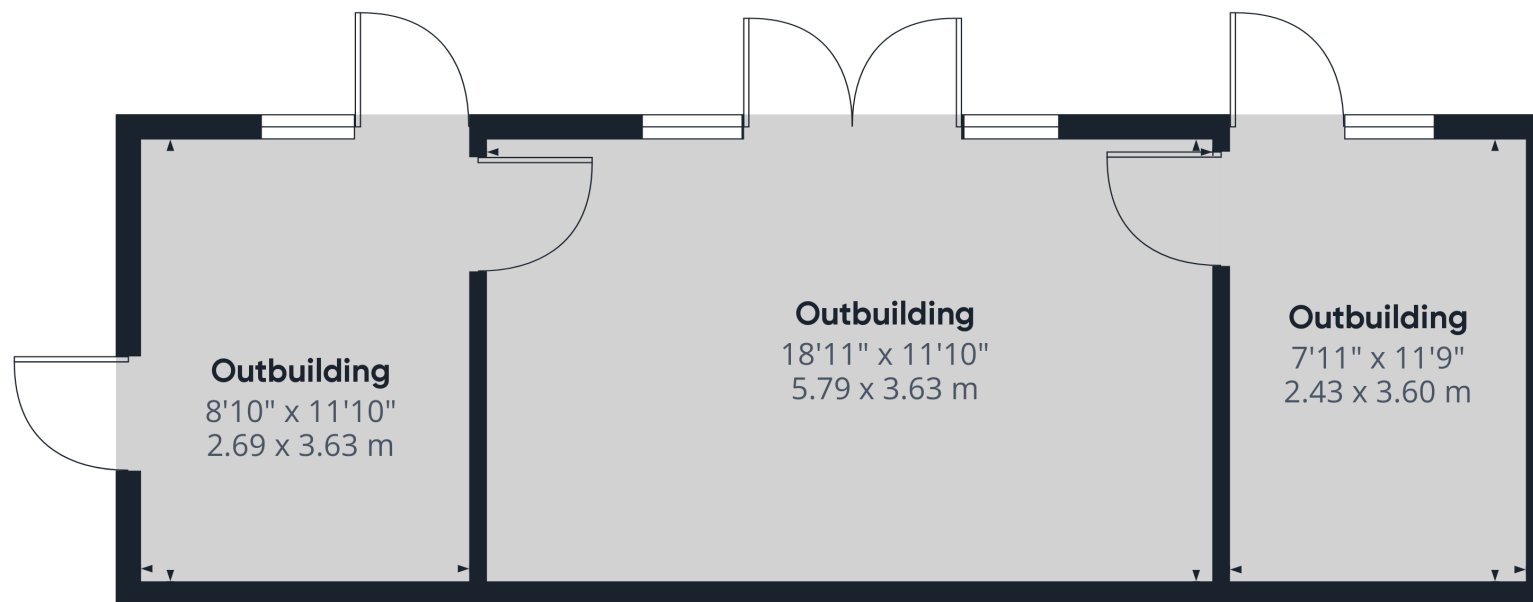
Calculations are based on RICS IPMS 3C standard.

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Floor -1 Building 1

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Approximate total area⁽¹⁾

439.28 ft²

40.81 m²

(1) Excluding balconies and terraces

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Ground Floor Building 2

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