



Sandwich Road, Cliffsend, Ramsgate, CT12 5HY

Offers In Region Of £895,000

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You are immediately struck by the sense of arrival to this home, with its fabulous sea views and wide driveway providing parking for numerous vehicles. It has traditional proportions, with an imposing exterior complemented by a contemporary style interior.

*On a particular note, Just a 10 minute walk away is the brand new 'Thanet Parkway' train station offering high speed services to St Pancras International!

Internally There is a welcoming hall with doors to the cloakroom and living areas. The reception rooms are spacious and well-arranged with the majority of the ground level being open planned, perfect for entertaining on a large scale. The main living area incorporating the living room to the front with quality log burner, a central arranged dining area and a further sitting room to the rear that forms part of the extension with its sky lantern window and two large doors that slide open to the rear terrace. The quality kitchen/breakfast is open planned to the main living area, perfect for socialising with friends and family. It has a full range of integrated appliances including two ovens and dishwasher. There is access to a utility and the further sitting room/study or possible downstairs bedroom.

The first floor is well arranged, providing three suites. All bedrooms having en-suite facilities, bedroom one and two are very generous sizes enjoying the sea views. On a particular note is the gallery style landing, which is a spacious area having doors that slide open to the front balcony, that provides a lovely seating area/viewing gallery, designed take in the coastal views and beyond.

Externally the large garden has been meticulously landscaped and is mainly laid to lawn boasting a fabulous outdoor entertaining terrace at the property rear side and a further patio seating area at the rear of the garden. There is also a large quality-built workshop/bar to the rear which could serve a number of uses.

Location The semi rural village of Cliffsend offers a range of amenities to include a fuel station with handy convenience store and regular bus routes to Sandwich and Ramsgate.



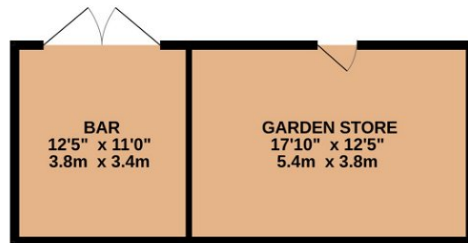
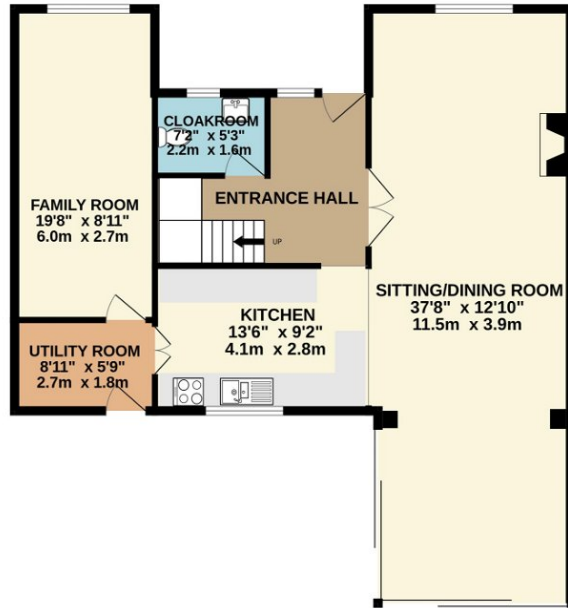




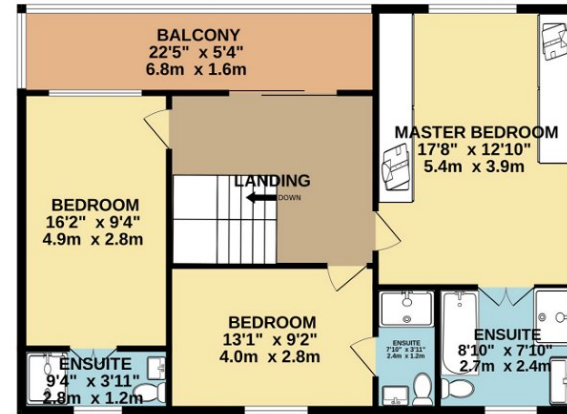




GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR
896 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 2219 sq.ft. (206.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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