



2 Anna Park  
Birchington | Kent | CT7 9LP







# Step inside

## 2 Anna Park

Tucked away in a quiet, private enclave of eight Scandinavian style detached family homes is this delightful five bedroom residence with a swimming pool and a large secluded garden set within 0.5114 of an acre, yet it is only a minute's walk from the seafront so also has sea views. Sweeping through the gates of the in-and-out driveway, flanked by a wall sheltering the front garden, you see the property for the first time and, with its charming brick turret, dark wood cladding, Portland stone feature and gorgeous arched front porch, it has enormous external appeal.

The inner lobby has tiled flooring and leads to the spacious hall with ash wood flooring that flows through to the sitting room and dining area. The sitting room is a real feature in this property. It has a vaulted ceiling, a contemporary raised log burner with a flat granite surround and two pairs of patio doors to the rear terrace. There are also spiral stairs to a galleried mezzanine level that makes an ideal office/library and includes a door to a large balcony overlooking the garden. The sitting room is partially open plan to the dual aspect dining area with its pine ceiling and separate access from the hall.

A well-proportioned modern kitchen/breakfast room includes solid oak units with granite worktops housing a built in oven and combi microwave, an integral dishwasher and fridge freezer as well as a central island with a five ring induction hob and an additional oven. There is a large area providing space for a table and chairs as well as access to a useful snug, and a door to the terrace. An archway leads through to the utility room which has an external door as well as a door to the triple garage and to the guest suite. This has an en-suite shower room that you can also access from the swimming pool area if you want a shower after a swim. The ground floor also includes a good sized study with a tiled floor, a large coat cupboard and a charming cloakroom in the turret.

Upstairs the galleried landing with its ash flooring leads to the small seating area in the turret that offers delightful views of the sea, the contemporary family bathroom with a double shower and trendy bath and four bedrooms. There is a single and three doubles that all have fitted cupboards including the stunning main bedroom with its vast dressing area, archway to a raft of fitted cupboards and a modern en suite shower room.

The rear garden includes a large block paved herringbone style terrace with a built in hexagonal dining table surrounded by a matching dwarf wall. Steps lead up to the large lawn bordered by beautiful mature trees, shrubs and a fishpond. There is a gateway to the secluded swimming pool area that has a solar cover and water jets and is surrounded by a high brick wall. A sizeable front garden includes a greenhouse, vegetable patch, large shrub beds and a fig, walnut and silver birch tree so there is something for everyone to enjoy whether it is lazing by the pool or gardening to your heart's content.



















# Seller Insight

“ We bought this special family home in 1998 as we loved the fact it was so close to the sea yet quiet and secluded. The swimming pool was an added bonus for our daughter who was 10 at the time and we enjoyed having a large garden and a very spacious house. We have been particularly delighted with the vaulted sitting room and the mezzanine floor that enabled us each to have our own study/office as well as the large main bedroom, while the overall size of the house and the facilities available mean it is a great place for entertaining friends and family. We are also very close to the bowls and tennis clubs and if anyone is interested in water skiing, the waterski club launch their boats at nearby Beresford Gap.

Birchington village centre is within easy walking distance. It has a mainline train station that can whisk you to London on the high speed rail in about an hour and a half and a plethora of individual shops and a supermarket as well as hairdressers, nail bars, vets and a medical centre. There are some excellent restaurants and pubs in the vicinity plus Quex Park with its museum and outside complex that includes a garden centre, leisure activity areas, craft shops and a livery stables while Quex Barn offers excellent food shopping in its farm shop and a great eating experience in the restaurant.

The local Birchington primary is a good school and there is also King Ethelbert secondary school and the Ursuline College available in Birchington and Westgate while grammar and private schools can be found in nearby Broadstairs and Ramsgate. As well as the sailing and water ski club there is wind surfing in Minnis Bay and the Westgate and Birchington Golf Club for golfing enthusiasts. If you enjoy walking there are a number of excellent places for a bracing stroll with the dog and for cyclists you can revel in a trip to Reculver along the Viking Coastal Trail. There is also a very good and inexpensive cinema in Westgate, theatres in Margate, Ramsgate and Broadstairs and if you want to go further afield Westwood Cross includes a large shopping centre with a variety of high street stores, a retail park and the Vue cinema complex as well as a casino and numerous restaurants.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















### Travel Information

By Road	
Birchington Station	0.4 miles
Canterbury	13.1 miles
Dover Docks	24.3 miles
Channel Tunnel	31.2 miles
Gatwick Airport	78.6 miles
Charing Cross	73.9 miles

By Train from Birchington	
High-Speed St. Pancras	1hr 32ins
High Speed Ashford International	1hr 07 mins
Canterbury	44 mins
London Charing Cross	2hr 57mins
London Victoria	1hr 39 mins

### Leisure Clubs & Facilities

Westgate and Birchington Golf Club	01843 831115
North Foreland Golf Club	01843 862140
Minnis Bay Sailing Club	01843 841588
Birchington Bowls and Tennis Club	01843 841086

### Healthcare

Birchington Medical Centre	01843 848818
Garlinge Surgery	01843 255693
QEQM Hospital, Margate	01843 225544

### Education

#### Primary Schools:

Birchington Primary	01843 841046
St. Crispin's Community Primary	01843 832040
Wellesley	01843 862991
St. Lawrence Junior	01843 587666

#### Secondary Schools:

King Ethelbert School	01843 831999
Ursuline College	01843 834431
Chatham House Grammar, Ramsgate	01843 591075
Clarendon House Grammar, Ramsgate	01843 591074
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

### Entertainment

Minnis Bay Bar and Brasserie	01843 841844
The Smugglers Restaurant	01843 841185
The Powell Arms	01843 842777
Carlton Cinema	01843 832019
Vue Cinema Complex and Casino	01843 579999
Theatre Royal, Margate	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
The Sands Hotel, Margate	01843 228228

### Local Attractions/Landmarks

Dreamland Amusement Park	01843 295887
Quex Park Museum, Birchington	01843 842168
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Memorial Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	





## GROUND FLOOR

Lobby	
Hallway	
Study	12'9 (3.89m) x 9'6 (2.90m) narrowing to 6'7 (2.01m)
Cloakroom	
Sitting Room	23'0 x 16'0 (7.02m x 4.88m)
Dining Area	13'6 x 12'1 (4.12m x 3.69m)
Kitchen/Breakfast Room	19'7 x 16'5 (5.97m x 5.01m)
Snug	12'9 x 9'8 (3.89m x 2.95m)
Utility Room	13'7 (4.14m) x 7'0 (2.14m) narrowing to 5'6 (1.68m)
Guest Suite	17'3 x 11'9 (5.26m x 3.58m)
En Suite Shower Room	

## FIRST FLOOR

Galleried Landing	
Bedroom 2	13'7 x 10'5 (4.14m x 3.18m)
Bedroom 3	13'7 x 9'0 (4.14m x 2.75m)
Main Bedroom	16'8 x 11'3 (5.08m x 3.43m)
Dressing Area	12'5 x 12'2 (3.79m x 3.71m)
En Suite Shower Room	
Family Bathroom	11'1 x 7'1 (3.38m x 2.16m)
Bedroom 4	11'2 (3.41m) narrowing to 7'8 (2.34m) x 8'4 (2.54m)
Mezzanine	18'8 x 6'6 (5.69m x 1.98m)
Balcony	

## OUTSIDE

Rear Garden	
Clothes Drying Area	
Heated Swimming Pool	
Side Garden	
In & Out Driveway	
Triple Garage	28'1 x 18'3 (8.57m x 5.57m)

£ 1,200,000

Council Tax Band: G

Tenure: Freehold







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