



126 Dumpton Park Drive
Broadstairs | Kent | CT10 1RL

FINE & COUNTRY

Step inside

126 Dumpton Park Drive

In a road full of attractive and individual detached properties this delightful contemporary property stands out from its neighbours. From the moment you turn into the large, block paved frontage you will be impressed by the uniqueness of design and the quality of the construction and fittings – both externally and internally. Extended and remodelled by a builder for him and his family, it has been completely transformed into a beautiful family home with a superb detached summerhouse with full building regs that can be used as an annexe subject to change of usage consent. The double height glass entrance with cathedral style windows, clad exterior and first floor balconies give the property instant kerb appeal and this appeal is echoed as you cross the threshold into the atrium style entrance hall with its glass galleried landing overlooking the hall and Amtico herringbone flooring that flows throughout the ground floor.

The 'hub of the household' is the stunning, light and bright dual aspect open plan kitchen/lounge and dining area with its large skylights, underfloor heating and two sets of bi-fold aluminium doors to the rear terrace. The superb kitchen will delight anyone who enjoys entertaining as it includes beautiful charcoal grey units housing two built in Neff ovens, a built in Neff combi-microwave, plate warmer, coffee machine and dishwasher as well as a large central island/breakfast bar with a granite worktop and an induction hob with a downdraft extractor. There is a spacious adjacent utility room with plenty of glossy white storage units, an American fridge freezer and laundry facilities as well as a door to the garden. Also on the ground floor is a good sized study which is very useful for anyone working from home, a spacious double bedroom/playroom with an en suite shower that is ideal for guests or family members who find the stairs difficult, a trendy cloakroom and an elegant sitting room for those more formal occasions or somewhere to retire to if you want a quiet read.

Off the glass galleried landing there is a delightful contemporary family bathroom with a modern corner bath, tiled flooring, a wet room style shower and a double basin as well as four double bedrooms. These include one with two walls of built in wardrobes and bi-fold doors to a balcony with a glass balustrade providing far reaching sea views and the excellent first bedroom with a trendy wet room style en suite shower, built in cupboards and bi-fold doors to a large balcony with a glass balustrade where you can happily enjoy your morning coffee enjoying the sea views.

The large block paved frontage provides off road parking for at least four or five cars and leads to the garage and a gate to the garden. There is a large granite terrace that wraps around the side and rear of the property and is a real sun trap as well as providing plenty of space for al fresco dining. It has steps up to a lawn large enough to kick a ball around or play with the dogs and includes a path with access to the summerhouse with full building regs that can be used as an annexe subject to change of usage consent. This impressive building consists of a kitchen/lounge with an oven, hob, integrated fridge and freezer and space for a washing machine as well as a double and single bedroom and a bathroom so is ideal for elderly relatives or adult children needing their own space or could always be a holiday let providing additional income.

*Summerhouse with full building regulations that can be used as an annexe subject to change of usage consent.













Seller Insight

“ We remodelled and extended the property to be our ‘forever’ home so everything is of the highest standard but our plans have changed and we hope that another family will appreciate and enjoy everything we have done to create this special place. It is within walking distance of the seafront at Louisa Bay and Dumpton Gap as well as the town centre with its wide range of individual shops, supermarkets, bars and restaurants and it is just a two minute drive to Dumpton Park Station although journey times are a little longer and five minutes from Ramsgate station where you can get the high speed train that will whisk you to London in about an hour and a quarter. Broadstairs is a delightful town with annual events such as Folk Week, the Dickens Festival and the Food Fair. It is also includes the excellent North Foreland Golf club and is not far from the Westwood Cross shopping centre, health clubs and a cinema and casino complex. There are also some very good state and private schools close by including the Holy Trinity primary school rated Outstanding by Ofsted.*



* 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:	
Ramsgate Station	1.2 miles
Channel Tunnel	28.1 miles
Dover Docks	21.7 miles
Gatwick Airport	84.9 miles
Canterbury	18.5 miles
Charing Cross	79.9 miles

By Train from Ramsgate:	
High-Speed St. Pancras	1hr 16mins
High Speed Ashford International	36 mins
London Charing Cross	1 hr 54 mins
London Victoria	1hr 40mins
Canterbury	19 mins
Ashford International	36 mins

Leisure Clubs & Facilities

Surf School Joss Bay	01843 868171
North Foreland Golf Club	01843 862140
Thanet Wanderers RUFC	01843 868857
Bannatynes Health Club and Spa	01843 600606
Broadstairs and St. Peter's Bowls	01843 861293
Broadstairs and St. Peter's Tennis Club	

Healthcare

The Grange Practice	01843 572740
East Cliff Practice	01843 855800
Mocketts Wood Surgery	01843 862996
QEQM Hospital	01843 225544

Education

Primary Schools:	
Holy Trinity Primary	01843 860744
St. Joseph's Primary	01843 861738
Upton Junior	01843 861393
Wellesley Hadden Dene	01843 862991
St. Lawrence Junior	01843 572900

Secondary Schools:

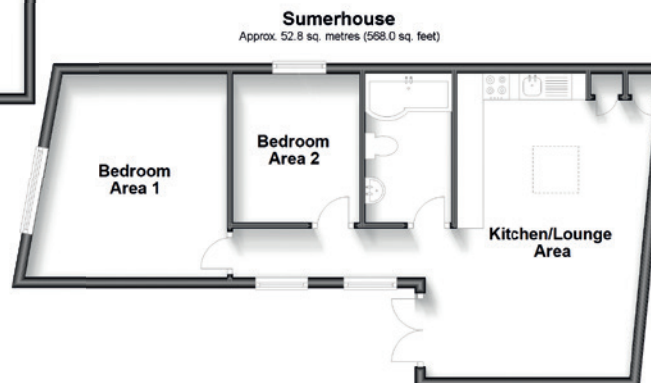
Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon House	01843 591075
St. Lawrence Senior	01843 572900

Entertainment

Theatre Royal	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Wyatt and Jones	01843 865126
The Little Sicilian	01843 652423

Local Attractions/Landmarks

Crampton Tower	01843 871133
Dickens House Museum	01843 861232
Quex Park	01843 841119
Lilliput Mini Golf	01843 861500
Turner Contemporary	01843 233000
Spitfire and Hurricane Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Shell Grotto, Margate	01843 220000



GROUND FLOOR

Entrance Hall	12'9 x 11'9 (3.89m x 3.58m)
Sitting Room	12'9 x 12'0 (3.89m x 3.66m)
Bedroom/Playroom	11'9 x 8'9 (3.58m x 2.67m)
En Suite Shower Room	12'0 x 11'5 (3.66m x 3.48m)
Study	29'7 x 17'0 (9.02m x 5.19m)
Cloakroom	18'2 x 11'5 (5.54m x 3.48m)
Utility Room	
Lean-to	
Kitchen/Lounge	
Dining Area	

FIRST FLOOR

Galleried Landing	15'2 x 11'8 (4.63m x 3.56m)
Bedroom 1	11'8 x 5'5 (3.56m x 1.65m)
En Suite Shower Room	
Balcony	12'3 x 11'9 (3.74m x 3.58m)
Bedroom	
Balcony	17'8 x 11'7 (5.39m x 3.53m)
Bedroom	12'2 x 11'7 (3.71m x 3.53m)
Family Bath/Shower Room	11'8 (3.56m) narrowing to 8'5 (2.57m) x 8'8 (2.64m)

OUTSIDE

Rear Garden	
Driveway	
Garage	15'9 x 8'3 (4.80m x 2.52m)

SUMMERHOUSE

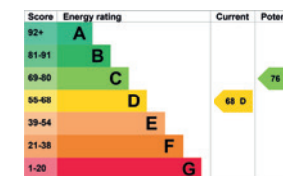
Kitchen/Lounge Area	18'6 (5.64m) x 13'10 (4.22m) narrowing to 12'2 (3.71m)
Inner Hall	
Bathroom	8'7 x 5'1 (2.62m x 1.55m)
Bedroom Area 1	12'5 (3.79m) narrowing to 10'4 (3.15m) x 12'2 (3.71m)
Bedroom Area 2	8'7 x 8'0 (2.62m x 2.44m)
Summerhouse Garden	

£ 1,250,000

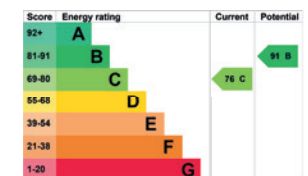
Council Tax Band: E

Tenure: Freehold

Main House



Summerhouse





Summerhouse with full building regulations



Summerhouse with full building regulations



Summerhouse with full building regulations



Summerhouse with full building regulations

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