



4 Waldron Road
Broadstairs | Kent | CT10 1TB

FINE & COUNTRY



Step inside

4 Waldron Road

This is a unique opportunity not only to modernise this delightful detached house and create a stunning family home, but also the property includes a separate garden area with direct double gate access to Dumpton Park Drive that could provide an interesting development opportunity, subject to the necessary planning permissions. This is the only property on Waldron Road with such potential.

This characterful property, and a number of other impressive detached properties in this prestigious location, was designed by renowned architect Edgar Ranger in the Arts and Crafts style and built in the mid-1920s, and this is the first time it has been put up for sale since then. There are delightful external reminders of its origins with the attractive oak framed overhang porch and front door with stained glass inserts, high chimneystacks, black and white eaves as well as bay and casement multi-pane windows. Internally the period features continue with the original staircase, beamed ceiling and fireplaces.

The property is set well back from the road and is half hidden behind high hedging and a myriad of mature shrubs. It has double gates to a paved driveway leading to the integral garage as well as a paved path accessed via a pedestrian gate with steps up to the front door. This opens into the entrance hall that includes the staircase, a large plate shelf, an understairs and a storage cupboard as well as access to the ground floor accommodation.

You can happily entertain at least 12 people in the well-proportioned dining room and guests will love this characterful room, with its curved bay windows, beamed ceiling, picture rail and superb tiled fireplace. This has a high solid wood surround and a wood mantelpiece. The adjacent sitting room is of similar size with a picture rail and coved ceiling and features a brick fireplace with another similar solid wood surround and mantle. There is also a full height bay window incorporating French doors to the rear garden.

The kitchen includes a fabulous pine dresser/cabinet and period tiled inset shelving. It looks over the rear garden and has direct access to the ground floor shower room and the utility room that has an external door to the side of the house. Here you will find a gate to the front driveway, a low storage shed and access to the rear garden.

The staircase divides the first-floor accommodation. In one direction there is a small double bedroom that would make an ideal ensuite or Jack and Jill bathroom as it is adjacent to a large light and bright double with a bay window providing glimpses of the sea. This room also includes a delightful wood fireplace similar to those in the reception rooms, as does another double bedroom with a bay window overlooking the rear garden, while a fourth double with garden views has a tiled fireplace and a built-in cupboard. On the other side of the stairs you will find a double bedroom, a bathroom and a separate toilet. There is also a very spacious loft that could be converted (subject to planning) into a wonderful main suite with elevated sea views over Dumpton Gap.

The rear garden is primarily laid to lawn surrounded by impressive mature trees and shrubs. It leads to a spacious and totally hidden area with a lawn, garden shed and greenhouse in need of replacement or repair and a path to the double gates that open onto Dumpton Park Drive and provides plenty of space for the construction of an additional property.





Seller Insight

I have lived in this special house for decades and it has been a wonderful home in a fantastic area as it is only a short stroll to the sandy beach at Dumpton Gap and the clifftops for a bracing walk. Sadly health issues mean I have had to move and I hope new owners will make the most out of living in this family home in a delightful location.

Broadstairs is a characterful town with a plethora of Victorian buildings, individual shops, bars, restaurants and a cinema. It also hosts annual events such as Folk Week, the Dickens Festival and the Food Fair, in addition to the regular firework displays and music at the bandstand. As well as Dumpton Gap there is the well-known Viking Bay with its picturesque harbour and famous sandy beach while other beaches include Stone Bay and Joss Bay for surfing.

Broadstairs has a variety of excellent primary, junior and secondary schools including a very good grammar school and private schools while fast trains from the station can whisk you to London in under an hour and a half. There are plenty of sports clubs including squash, tennis, cricket and rugby as well as the renowned North Foreland golf club for golfing aficionados.

For some serious retail therapy, Westwood Cross ticks all the boxes, with its wide range of high-street stores, while the Vue cinema complex and casino caters for a variety of entertainment needs. There are excellent transport links, with nearby bus stops to Margate and Ramsgate and the dual carriageway network to Dover, Canterbury and the Thanet Way for the M2 to London, so makes Broadstairs very accessible for road commuters.

Historical Note

Edgar Ranger was a renowned Arts and Crafts architect during the first half of the 20th century. He moved to Broadstairs after WWI and designed about 40 houses in Thanet including Long Barn as his own home and a number of houses in Waldron Road. He also exhibited at the Royal Academy in London and was the co-architect of Thanet Place, a large Italianate country house on the edge of Broadstairs built for the meat tycoon Lord Vestey. This was subsequently dismantled and relocated to London when it was acquired by Lord Shaftesbury and renamed Shaftesbury House. During WWII Ranger worked as an architect for the government and moved to Maidenhead.

* 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

By Road:	
Broadstairs Station	1.0 mile
Channel Tunnel	29.6 miles
Dover Docks	23.0 miles
Canterbury	20.3 miles
Gatwick Airport	83.4 miles
Charing Cross	81.1 miles

By Train from Broadstairs:	
High-Speed St. Pancras	1hr 22 mins
Charing Cross	1hr 56 mins
Victoria	1hr 48 mins
Canterbury West	25 mins
Ashford International	42 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	
Broadstairs cricket club	01843 601590

Healthcare

The Grange Medical Centre
St Peters Surgery
Broadstairs Medical Practice
Mocketts Wood Surgery
QEQM Hospital

Education

Primary Schools:
Callis Grange Nursery and Infant
St. Peter's Primary
St. Joseph's Primary
Upton Junior
Wellesley Hadden Dene (ind)
St. Lawrence Junior (ind)

Secondary Schools:

Charles Dickens
St. George's
Dane Court Grammar
Chatham and Clarendon House
St. Lawrence Senior

01843 572740
01843 608860
01843 608836
01843 862996
01843 225544

01843 862531
01843 861430
01843 861738
01843 861393
01843 862991
01843 572900

01843 862988
01843 609000
01843 864941
01843 591075
01843 572900

Entertainment

Sarah Thorne Theatre	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Kebbels Seafood restaurant	01843 319002

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	
Dining Room	16'4 into bay x 13'11 (4.98m x 4.24m)
Lounge	16'0 into bay x 13'11 (5.13m x 4.24m)
Kitchen	10,10 x 9'10 (3.30m x 3.00m)
Utility Room	6'9 x 6'2 (2.06m x 1.88m)
Pantry Cupboard	
Shower Room	

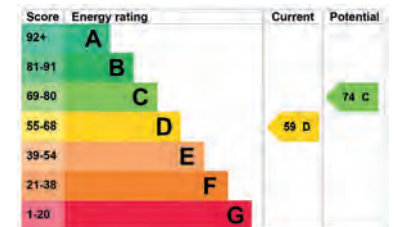
FIRST FLOOR

Landing	
Bedroom 5	8'9 x 7'11 (2.67m x 2.41m)
Bedroom 1	16'3 x 14'0 (4.96m x 4.27m)
Bedroom 2	14'0 x 13'2 (4.27m x 4.02m)
Bedroom 4	10'11 x 9'11 (3.33m x 3.02m)
Bathroom	7'2 x 6'11 (2.19m x 2.11m)
Separate Toilet	
Bedroom 3	13'0 x 9'10 (3.97m x 3.00m)

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Garage	15'5 x 9'10 (4.70m x 3.00m)

Council Tax Band: F
Tenure: Freehold



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