



Aashirwad
Monkton Road | Minster | Ramsgate | Kent | CT12 4EF



STEP INSIDE

This impressive executive family residence was completed in 1999, privately set behind an attractive brick wall and now framed by mature, established gardens. Approached via a wide paved driveway, with an attractive mock-Tudor frontage and covered entrance, the property immediately conveys a sense of refinement and scale, combining period style with modern convenience including underfloor heating throughout.

As you step inside, this sensation continues in the spacious entrance hall which rises to a striking galleried landing above, creating a dramatic first impression. Easy access to a sizeable closet and a well-designed cloakroom ensures this space is as practical as it is impressive. The ground floor flows effortlessly from this central point, through elegant living spaces including the sitting room, featuring a characterful brick fireplace as the centre point, as well as electric curtains and double doors to the dining room. This refined space for entertaining or family meals in turn opens through bi-folding doors into the bright conservatory overlooking the garden. The well-appointed fitted kitchen includes a useful breakfast bar for informal dining, fitted Miele appliances, space for a large fridge/freezer and serene views across the rear garden. An adjacent utility room and spacious larder allow flexibility and provide significant storage space as well as internal access to the attached double garage. Throughout the property, thoughtful upgrades enhance everyday living, including a water softener and a centralised Univac vacuum system with access points positioned throughout the home.

The firstfloor galleried landing includes a charming reading nook and leads to four generous double bedrooms. The main suite is a luxurious sanctuary, complete with a well fitted walkin wardrobe and a stylish ensuite shower room including a Japanese toilet. The second bedroom includes built in wardrobes and also benefits from its own ensuite, while the remaining bedrooms include further built in wardrobes and are served by a wellappointed family bathroom. The second floor offers exceptional versatility, with two further rooms, one of which is currently arranged as a spacious home office that could easily serve as a fifth bedroom. The other has been transformed into a stunning cinema room, with the automated drop-down screen meaning the room could be used for multiple other purposes. There is also further storage space with an additional loft store.

The exterior spaces are equally impressive. The front garden provides ample parking and access to the attached double garage with electric car charging, while the rear garden is a beautifully curated haven. Mature planting and hedging create natural divisions between multiple patios and seating areas, leading towards a covered outdoor entertaining space complete with an outdoor kitchen and a useful garden shed. This is a home designed for both refined living and relaxed enjoyment, offering exceptional comfort, craftsmanship, and versatility.











SELLER INSIGHT

“Minster is one of East Kent’s most desirable and characterful villages, offering an appealing blend of rural charm, strong community spirit, and excellent connectivity. Centred around its historic abbey and traditional village square, Minster has a warm, welcoming atmosphere that feels both peaceful and well-established. Independent shops, cafés, and local services line the heart of the village, creating a vibrant yet relaxed environment where residents can enjoy everyday conveniences without sacrificing the tranquillity of village life. The surrounding countryside provides a picturesque backdrop, with open fields, walking routes, and scenic lanes that make the area ideal for those who appreciate outdoor living.

Despite its rural setting, Minster is exceptionally well connected. Minster railway station offers direct services to Ramsgate, Canterbury, and London via High-Speed links from nearby stations, making commuting or leisure travel straightforward. Road connections are equally strong, with easy access to the A299 and A256, placing Canterbury, Sandwich, and the wider Thanet coastline within comfortable reach. For international travel, the Port of Dover and Eurotunnel terminal at Folkestone are both accessible, opening the door to effortless trips to the continent. This combination of countryside calm and strategic connectivity is one of the area’s greatest strengths.

Families are particularly well served in Minster, with a selection of respected primary and secondary schools in the surrounding area. Minster Church of England Primary School enjoys a positive reputation, while a range of highly regarded grammar and independent schools in Ramsgate, Sandwich, and Canterbury provide excellent options for older students. The village also benefits from a modern GP surgery, dental practices, and nearby hospitals, ensuring comprehensive healthcare provision close to home.

Leisure and lifestyle amenities are another highlight of the area. The nearby Thanet coastline offers miles of sandy beaches, dramatic cliff-top walks, and charming seaside towns such as Ramsgate, Broadstairs, and Margate—each with its own distinct character and cultural appeal. Golfers can enjoy several well-known courses, including the prestigious Royal St George’s in Sandwich, while food lovers will appreciate the growing number of acclaimed restaurants, country pubs, and farm shops across the region. Whether enjoying a quiet walk, a day at the beach, or a meal overlooking the harbour, the area provides a rich and varied lifestyle.”

* 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:	
Thanet Parkway	1.5 miles
Minster Station	1.2 miles
Ramsgate Station	4.4 miles
Dover Docks	19.2 miles
Gatwick Airport	79.9 miles
Channel Tunnel	25.6 miles
Charing Cross	74.3 miles
Canterbury	13.9 miles
By Train from Thanet Parkway:	
High Speed to St Pancras	1hr 9 mins
Canterbury	15 mins
Ashford International	31 mins
Charing Cross	1hr 47 mins
Victoria	1hr 35 mins
By Train from Minster:	
High- Speed St Pancras	1hr 24mins
Ashford International	37 mins
London Charing Cross	2hr 1 mins
London Victoria	1hr 50mins

Education

Primary Schools:	
Minster Primary	01843 821384
Newington Community Primary	01843 593412
Chilton Primary	01843 597695
Wellesley	01843 862991
St. Lawrence Junior	01843 587666
Secondary Schools:	
Charles Dickens Broadstairs	01843 862988
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
Sir Roger Manwood Sandwich	01304 610200
St. Lawrence College (Senior)	01843 587666

Leisure Clubs & Facilities

Royal St George's Golf Club	01304 613090
Princes Golf Club	01304 611118
St Augustine Golf Club	01843 590333
Bannatynes Health Club	01843 600606
Stonelees Golf Centre	01843 823133
Manston Golf Centre	01843 590005
Ramsgate Croquet Club	01843 588878
Thanet Bowls Club, Ramsgate	01843 594804
Royal Temple Yacht Club	01843 591766
Manston Riding Centre	01843 832622

Healthcare

Minster Surgery	01843 821333
Dr Adam Akyd & Partners	01843 595951
Dr M D Cardwell	0300 0427007
Summerhill Surgery	01843 591758
QEQM Hospital, Margate	01843 225544

Entertainment

Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
The New Inn	01843 826142
The Bell Inn	01843 825707
The Sands Hotel, Margate	01843 228228
Yarrow Hotel, Broadstairs	01843 460100

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	
Pegwell Nature Reserve	

GROUND FLOOR

Entrance Hall	
Sitting Room	21'1 x 14'7 (6.43m x 4.45m)
Dining Room	14'7 x 12'8 (4.45m x 3.86m)
Conservatory	14'10 x 10'5 (4.52m x 3.18m)
Kitchen	17'7 x 12'8 (5.36m x 3.86m)
Utility Room	9'4 x 5'11 (2.85m x 1.80m)
Larder	9'4 x 6'0 (2.85m x 1.83m)
Cloakroom	

FIRST FLOOR

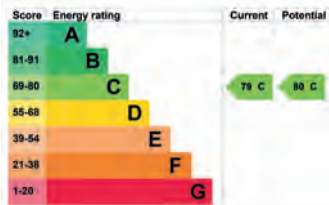
Galleried Landing	
Principal Bedroom	14'7 x 13'0 (4.45m x 3.97m)
En-suite Shower Room	9'0 x 7'4 (2.75m x 2.24m)
Dressing Room	14'8 x 6'5 (4.47m x 1.96m)
Bedroom 2	15'7 x 12'8 (4.75m x 3.86m)
En-suite Shower Room	
Bedroom 3	19'2 x 11'1 (5.85m x 3.38m)
Bathroom	9'9 x 9'0 (2.97m x 2.75m)
Bedroom 4	14'8 x 13'10 (4.47m x 4.22m)

SECOND FLOOR

Landing	
Cinema Room	25'6 x 16'11 (7.78m x 5.16m)
Bedroom 5 / Study	18'5 (5.62m) narrowing to 12'5 (3.79m) x 17'0 (5.19m)
Loft Store Room	

OUTSIDE

Rear garden	
Outdoor Kitchen	
Front Garden	
Driveway	
Double Garage	18'0 x 17'7 (5.49m x 5.36m)



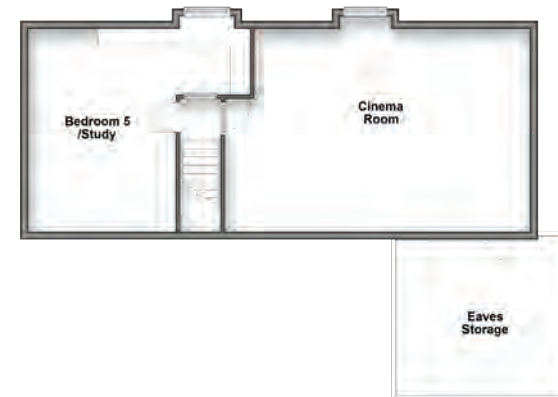
Ground Floor
Approx. 160.7 sq. metres (1622.4 sq. feet)



First Floor
Approx. 137.5 sq. metres (1480.1 sq. feet)



Second Floor
Approx. 67.3 sq. metres (724.7 sq. feet)
(including Eaves Storage)



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