GUILDCREST ESTATES

14 The Spinney, Cliftonville, Margate CT9 3JS

5 2 1

GUILDCREST ESTATES

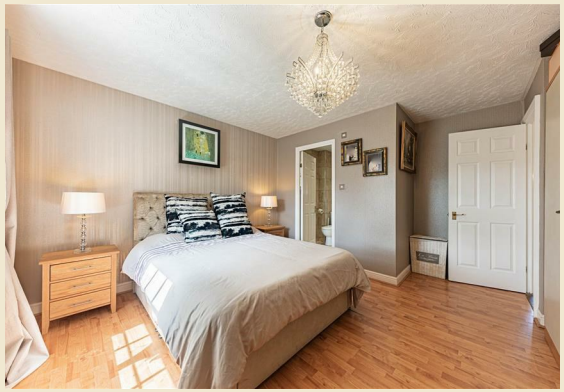
The Spinney, Cliftonville, Margate CT9 3JS

£848,000

This stunning five-bedroom house, located in the sought after area of Palm Bay, beautifully marries historical charm with modern living. Originally part of East Northdown Farm, this property has been thoughtfully converted into a contemporary family home, while still retaining some period features such including sash windows, traditional brickwork, and a distinctive chimneystack.

The location is delightful, with Botany Bay and Palm Bay just a short stroll away, alongside the picturesque Northdown Park. For those commuting, Margate railway station provides excellent transport links into London.

Inside, you are welcomed by a bright and spacious entrance hall featuring a striking staircase leading to a galleried landing. Luxury Karndean flooring flows seamlessly throughout the ground floor, combining style with practicality. At the heart of the home a spacious open-plan kitchen and dining area, beautifully appointed with granite worktops and high-spec integrated appliances, creates the perfect setting for everyday living and entertaining. There a separate utility room, ensuring peaceful enjoyment of the kitchen and dining space. The dual-aspect lounge provides a warm and inviting space, complete with French doors opening onto the garden and a cosy gas fire. A home office and elegant



cloakroom, finished with travertine tiles, further enhance the functionality of the ground floor.

The principal bedroom is a true retreat, complete with air conditioning and an en-suite shower room. The other bedrooms are a generous size and are serviced by a luxurious family bathroom, which features marble tiles and a rejuvenating Jacuzzi bath.

The outdoor space is equally impressive, featuring a rear garden that is a private oasis, complete with a swimming pool, hot tub, and a luxury astro turf lawn, complemented by raised decked terraces. A double garage with air conditioning and a spacious driveway, encased in original flint walls, accommodates secure parking for several vehicles.

GUILDCREST ESTATES

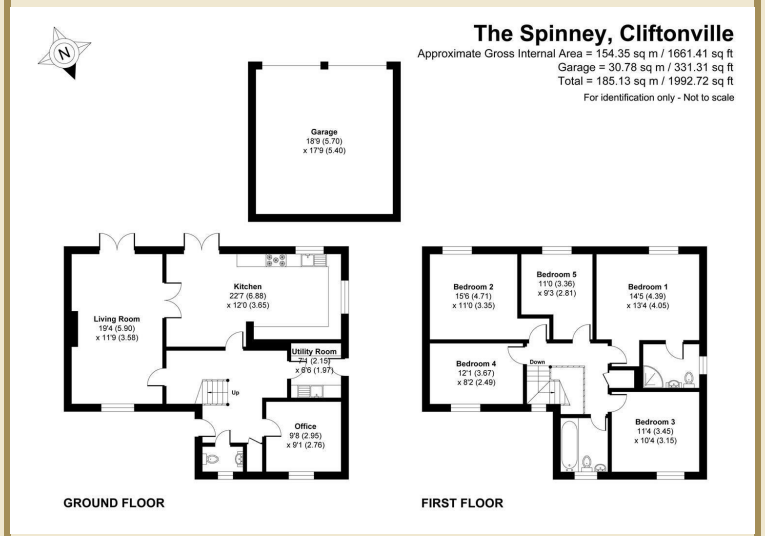
Key Features

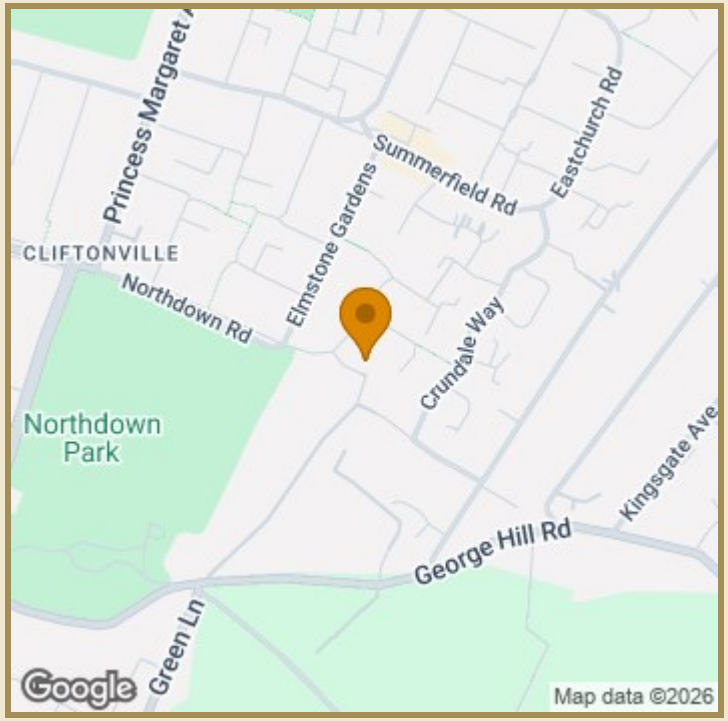
- Charming five-bedroom detached house bursting with luxury and character
- High end Karndean flooring throughout the ground floor
- Spacious open-plan kitchen and dining area, with granite worktops
- Dual-aspect lounge with French doors opening onto the garden
- Bedroom 1 with air conditioning and an en-suite shower room
- Luxurious family bathroom with marble tiles and a Jacuzzi bath
- Private rear garden swimming pool and hot tub

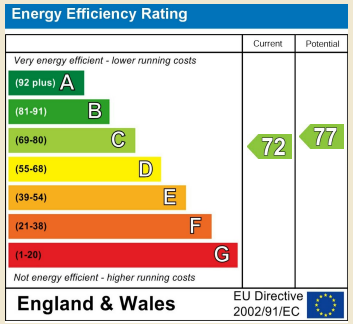
Important Information

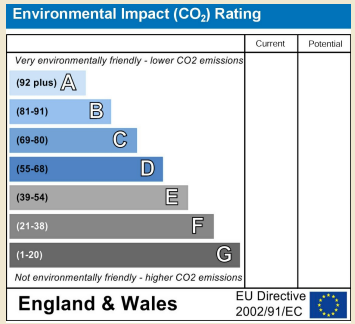
Freehold
House - Detached
1684.00 sq ft
Council Tax Band F
EPC Rating C

£848,000









01843 272200 www.guildcrestestates.co.uk
1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.