



231 Reculver Road  
Beltinge, Herne Bay, Kent



## A modern family home with indoor swimming pool and home cinema, located in a sought-after coastal town.

A modern double-fronted property offering generously-proportioned accommodation featuring quality fixtures and fittings and elegant décor throughout. It is located near to local amenities, the station, and 0.4 miles from the beach.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS CLOAKROOM**



**GARAGE/ DRIVEWAY**



**0.37 OF AN ACRE**



**FREEHOLD**



**RURAL/ VILLAGE**



**4,690 SQ FT**



**GUIDE PRICE  
£1,150,000**



### The property

231 Reculver Road is a double-fronted family home offering 4,690 sq ft of light-filled flexible accommodation arranged over two floors. Providing an elegant and practical family and entertaining space, it combines generously proportioned rooms, modern amenities, contemporary sanitaryware and elegant neutral décor, including a wealth of gloss-tiled flooring across the ground floor.

The accommodation flows from a welcoming through reception hall with useful cloakroom, fitted utility room and access to the rear terrace. It briefly comprises a wooden-floored study with French doors to the terrace and a sitting room with modern wall-mounted fireplace, bi-fold doors to the terrace and an open-sided circular room, currently configured as a wine store, linking to the wooden-floored games room, which has full-height glazing, a bespoke bar, bi-fold doors to the terrace and internal folding doors to a vaulted P-shaped swimming pool with French

doors to the garden and numerous skylights providing additional natural light.

The sitting room also opens to a kitchen/dining room, also accessible from the hall. It provides a range of bespoke contemporary high-gloss wall and base units, a central island with breakfast bar, twin sinks, complementary worktops, modern integrated appliances, space for a sizeable dining table and French doors to the pool room.

A modern staircase rises from the reception hall to a spacious first-floor landing with walk-in storage. It provides access to four front-aspect double bedrooms, one with fitted storage and an en suite shower room, together with a family bathroom featuring a bath and separate shower. At the rear, the principal bedroom includes a fitted dressing room with a circular shoe cupboard and an en suite bathroom with a spa bath and separate shower.











## Outside

Set behind mid-level walling and having plenty of kerb appeal, the property is approached through an electric sliding gate over a block-paved forecourt providing private parking and giving access to the detached double garage, which has a side hall with stairs rising to a vaulted 24ft room over, suitable for a variety of uses.

The well-maintained enclosed rear garden is laid mainly to lawn bordered by mature shrubs. It has a pond, a workshop with patio doors to the garden, a vaulted open-sided outdoor kitchen with fireplace and plancha and a raised paved terrace with a feature circular seating area, the whole ideal for entertaining and al fresco dining.

## Location

Herne Bay is a charming coastal town on the north Kent coast, offering a blend of seaside charm and modern amenities. The town has a variety of independent shops, cafés and restaurants, as well as attractions such as Herne Bay Pier, the Seaside Museum and the Pier Village. Whitstable town centre offers further shops and amenities, including a fine selection of pubs, restaurants and cafes.

There are several well-regarded schools in the area with further excellent educational facilities being found in Canterbury and Faversham.

Herne Bay Railway Station provides regular services to London Victoria and Ramsgate, with high-speed trains reaching London in around 80 minutes.

## Distances

- Reculver Towers 1.9 miles
- Canterbury 10 miles
- Faversham 15.2 miles

## Nearby Stations

- Herne Bay

## Nearby Schools

- Reculver CofE Primary School
- Hampton Primary School
- Whitstable and Seasalter Endowed CofE Junior School













The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 4,690 sq ft (436 sq m)

Garage internal area 349 sq ft (32 sq m)

Outbuildings internal area 532 sq ft (49 sq m)

Floor Above Garage internal area 262 sq ft (24 sq m)

Total internal area 5,833 sq ft (542 sq m)

For identification purposes only.

## Directions

CT6 6QB

what3words:///villa.shine.lift takes you to the driveway

## General

Local Authority: Canterbury District Council

Services: All mains services connected, gas central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: C

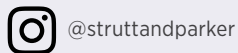
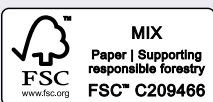
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## Canterbury

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