



Freehold



6, Hengist Road, Birchington CT7 9QP

- Striking Five Bedroomed Detached Residence
- Outstanding Architectural Design & Extensive Glazing
- Scandinavian Décor & Exceptional Craftmanship
- Open Plan Living Areas With Defined Living Spaces
- Almost 2700 Sq.Ft Of Creatively Configured Accommodation
- Five Dual Aspect Bedrooms & Three Luxury Bathrooms
- Integral Garage, Driveway & Landscaped Rear Garden
- Exceptionally Energy Efficient & Eco Friendly

SITUATION:

The property is situated on Hengist Road, just a stone's throw from the seafront at Minnis Bay, in the charming seaside village of Birchington-on-Sea. Minnis Bay is one of Thanet's most popular coastal spots, renowned for its wide sandy beach, sailing club and spectacular sunsets across the Thames Estuary, with scenic coastal walks and cycle routes along the shoreline.

Birchington offers a thriving village atmosphere, with a bustling High Street lined with independent shops, bakeries, cafés, pubs and restaurants. The village also benefits from a mainline railway station with regular and high-speed services to London, well-regarded local schools, and the historic Quex Park—250 acres of parkland and gardens which include Quex House and the Powell-Cotton Museum.

The vibrant seaside town of Margate lies less than four miles away and is famous for its sweeping sandy beaches and traditional

seaside charm. In recent years it has enjoyed significant regeneration, led by the acclaimed Turner Contemporary gallery and the revitalised Old Town, now home to an eclectic mix of boutique shops, galleries and cafés. Margate also offers a wide range of High Street retailers, while the nearby Westwood Cross shopping centre provides an excellent selection of shops, restaurants and leisure facilities.

The historic cathedral city of Canterbury is also within easy reach, offering an extensive range of shopping, dining and cultural amenities, including the popular Marlowe Theatre. Canterbury also benefits from excellent educational facilities and high-speed rail services from Canterbury West to London St Pancras in under an hour.



DESCRIPTION:

A striking five-bedroom detached residence, significantly enhanced and creatively extended through thoughtful architecture and desirable Scandinavian-inspired interior design. Extending to almost 2,700 sq. ft., the high-specification accommodation exudes luxury, showcasing contemporary finishes, extensive glazing, refined décor, and exceptional craftsmanship throughout. The current owners' keen eye for detail is evident in every aspect of this meticulous renovation, complemented by a beautifully landscaped, Japanese-style south westerly facing rear garden.

Every effort has been made to ensure the home operates at peak efficiency. State-of-the-art features include an air source heat pump, zoned central heating system, double-glazed windows, high-performance insulation, EV charging points, and solar panels. These upgrades have secured an impressive A+ energy rating, significantly reducing energy consumption while



supporting a sustainable and eco-friendly lifestyle.

The attractive and contemporary façade combines warm brickwork and dark timber cladding, enhanced by a glazed entrance porch, balcony above the double garage, varied rooflines with a dormer window, and a block-paved driveway framed by sculptural planting for strong kerb appeal.

The front door opens into a striking vaulted entrance lobby featuring underfloor heating and a glazed apex, creating an immediate sense of light and space. This leads through to a spacious central reception hall with bamboo hardwood flooring, providing access to a cloakroom and an inner hallway with excellent coat storage and internal entry to the integral garage.

To the right, a dual-aspect sitting room offers a warm yet contemporary retreat, complete with bespoke media cabinetry, pendant

lighting, and a gas fireplace set within a travertine stone mantel.

The ground floor has been thoughtfully designed to offer a partially open-plan layout, where clearly defined living zones flow seamlessly into one another, ideal for both everyday family life and sociable entertaining. The Scandinavian-inspired Omega kitchen features an extensive range of gloss units, stylish tiled finishes, and Formica worktops. This beautifully designed space opens into the dining area, which is bathed in natural light from expansive glazing and a full-height vaulted skylight. The garden wraps around two sides of this area, creating a wonderful connection between indoors and out.

The ground floor is completed by a separate utility room and an additional reception room with French doors leading to the garden. Currently arranged as a home office, this versatile space would also lend itself perfectly to a playroom or teenage lounge.



Upstairs, a galleried landing leads to five dual aspect bedrooms and a well-appointed family bathroom. The principal bedroom has been thoughtfully configured to include a dressing area, en-suite shower room, and a private balcony enjoying impressive sea views.

The second-largest bedroom also benefits from its own en-suite shower room, while the remaining three bedrooms are all generous doubles.

A further balcony to the front provides additional sea views, whilst a substantial number of built-in cupboards, complements the excellent storage available throughout the ground floor.

OUTSIDE:

To the front of the property, there is off-road parking for several vehicles, in addition to further secure parking within the integral garage.

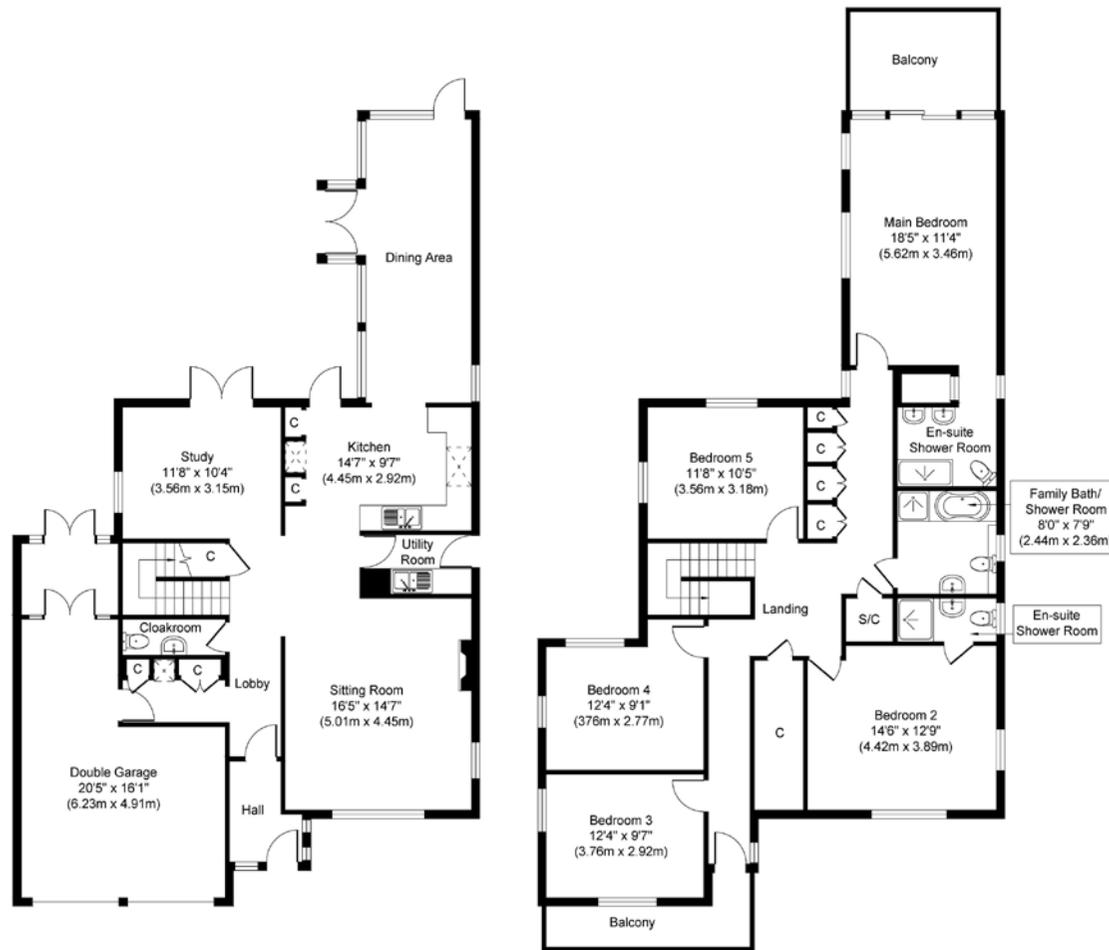
The rear garden has been thoughtfully landscaped in a distinctive Japanese-inspired style, featuring sculptural planting, tranquil water features, hardwood decking, and carefully positioned driftwood accents. The balcony is elegantly linked to the garden via an architecturally striking spiral staircase, creating both visual impact and practical access.

In the far corner, a hot tub, available by separate negotiation, is positioned beneath a pitched timber canopy, providing a sheltered and private space in which to relax and unwind.









TOTAL FLOOR AREA: 2658 sq. ft (258 sq. m)



EPC RATING
A



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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