



30 Spencer Square
Ramsgate | Kent | CT11 9LD



STEP INSIDE

Steeped in history, this superb Grade II Listed Georgian townhouse in the highly acclaimed Conservation Area of Spencer Square has been sensitively updated to create a truly stunning property. Redesigned to provide the ultimate in 21st Century living, whilst retaining its wonderful period features, it showcases high ceilings, ornate coving, ceiling roses, sash windows, wood flooring, panelled doors, high skirtings and elegant fireplaces that together create an unmistakable sense of character. Believed to have been originally built for Cavalry officers in Wellington's army - with the square once used for drill parades - the setting is now home to charming gardens and tennis courts, where residents enjoy hosting parties and community events.

As you step inside, the first things to catch your eye are the attractive stained glass inner front door, the ornamental archway and the beautiful Georgian staircase rising to the upper floors, all of which immediately evoke the home's rich heritage. Yet it is the lower ground floor that reveals the true hub of the household. This level has been transformed into a beautiful, modern bespoke kitchen and dining area, complete with a charming cast-iron fireplace, a central island breakfast bar with a solid oak top, natural stone flooring, fitted cabinetry and a stylish range cooker. The space flows effortlessly into a well-equipped utility room housing a dishwasher, washing machine and tumble dryer - ideal for keeping dishes and laundry tucked away when entertaining. From here, steps lead up to a courtyard-style garden, a real suntrap perfect for barbecues and relaxed gatherings. At the opposite end, a door opens to the cellar, providing excellent storage as well as secondary access to the pavement.

On the ground floor, two generous rooms interconnect through impressive double pine doors, creating a superb open space for entertaining when desired. The front room is currently arranged as a delightful sitting room, featuring a cast-iron fireplace and a bay window overlooking the square. The rear room is used as a bedroom, with built-in cupboards and convenient access to a good-sized shower room and the garden. This versatile space would also make an excellent home office for anyone working remotely.

The first floor landing, adorned with an attractive stained-glass window, leads to the impressive lounge—a magnificent room showcasing ornate coving, a decorative ceiling rose, an Aga log burner and two sets of French doors opening onto the restored balcony. With its safety rail and generous proportions, the balcony offers a wonderful spot to sit and admire views across the square and out to sea. This floor also includes a good-sized double bedroom with a fascinating period fireplace.

On the second floor, the show-stopping family bathroom takes centre stage. This large, luxurious space features a stunning vintage stand-alone bath and a separate shower, creating a spa-like retreat. Adjacent lies the superb main bedroom, beautifully fitted with bespoke furniture and framed by two large sash windows overlooking the square.

The top floor provides a double bedroom, a small double and a single bedroom, all enjoying panoramic views stretching across the Channel to France. A charming bathroom with a stained-glass door completes this level, making it an ideal hideaway for teenage children seeking independence, or guests wanting privacy.











SELLER INSIGHT

“ We moved here around four years ago and have truly fallen in love with the area. We have looked after and maintained the property whilst being sensitive to its historical features. Hand crafted panelled doors have been installed over the years to match the original high skirting boards. The staircase is the central focal point to the property and was refurbished a few years ago. The lower ground floor is a modern family space, where you can have a coffee with friends, enjoy mealtimes or simply relax. Now, as we look toward the next chapter in our lives, we hope someone else will enjoy the benefits of everything we have done, creating a home you can walk straight into without needing to do anything other than bring your furniture.

The position is delightful, and the resident community is exceptionally friendly, creating a wonderful social atmosphere. We are only moments from the dual carriageway, giving easy access to London, Canterbury, Sandwich, Dover and Folkestone, yet from our front door we can stroll straight out to walk the dogs along the cliff tops and blue-flag sandy beaches. It is a joy to wander down to the bars, cafés and restaurants around the marina or cycle along the Viking Trail. Sporting opportunities are plentiful, with tennis courts literally on the doorstep. Sailing enthusiasts can moor their boats at the marina and enjoy the Royal Temple Yacht Club, while golfers have an impressive choice of nearby courses including St Augustine's, North Foreland, and the championship links at Princes and Royal St George's. Broadstairs also offers rugby and cricket clubs for those who enjoy team sports.

Families are well served by Outstanding primary and grammar schools, along with excellent private options. For commuters, the highspeed train from Ramsgate provides a superb connection, whisking you into London in around an hour and a quarter. Meanwhile, a day trip to France is effortless, with ferries from Dover and the Channel Tunnel offering quick access to Calais - perfect for lunch and stocking up the wine cellar. The wider area includes theatres, cinemas, casinos, art galleries and museums, while those seeking more serious retail therapy can head to Westwood Cross shopping centre.”

* 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:	
Ramsgate Station	1.2 miles
Thanet Parkway	2.7 miles
Dover Docks	21 miles
Gatwick Airport	82 miles
Channel Tunnel	28 miles
Charing Cross	79 miles
Canterbury	19 miles
By Train from Ramsgate	
High-Speed St. Pancras	1hr 16mins
High Speed Ashford International	36 mins
London Charing Cross	1 hr 54 mins
London Victoria	1hr 40mins

Leisure Clubs & Facilities

St Augustine Golf Club	01843 590333
Stonelees Golf Centre	01843 823133
Manston Golf Centre	01843 590005
Ramsgate Bowls Club	01843 594940

Ramsgate Croquet Club
 Royal Temple Yacht Club
 Ramsgate Leisure Centre

Healthcare

East Cliff Practice
 The Grange Practice
 Dr Adam Akyd & Partners
 Dr M D Cardwell
 QEQM Hospital, Margate

Education

Primary Schools:
 Holy Trinity Primary
 Newlands Primary
 Chilton Primary
 Wellesley Hadden Dene

Secondary Schools:
 Chatham and Clarendon Grammar, Ramsgate
 Dane Park, Grammar, Broadstairs

01843 588878
 01843 591766
 03333 660661

01843 855800
 01843 572740
 01843 595951
 0300 0427007
 01843 225544

01843 860744
 01843 593086
 01843 597695
 01843 862991

01843 591075
 01843 864941

Entertainment

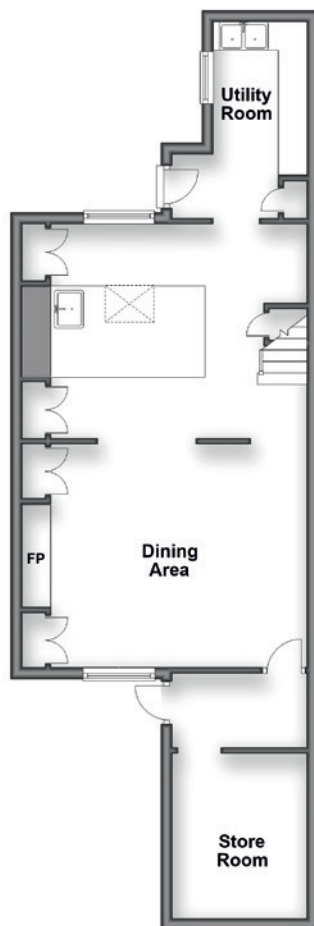
Granville Theatre, Ramsgate	01843 591750
San Clu	01843 592345
Vue Cinema Complex and Casino	01843 579999
Winter Gardens Theatre, Margate	01843 292795
Sarah Thorne Theatre, Broadstairs	01843 863701
Bon Appetit	01843 852750
La Magnolia	01843 580477

Local Attractions / Landmarks

King George VI Memorial Park	
Royal Harbour and Marina	
Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery, Margate	01843 233000
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	
Pegwell Nature Reserve	

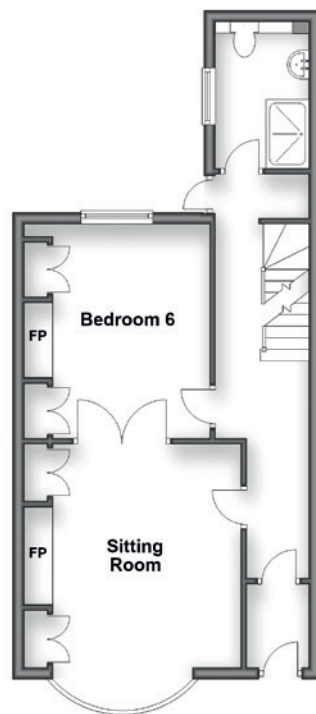
Lower Ground Floor

Approx. 55.5 sq. metres (597.1 sq. feet)



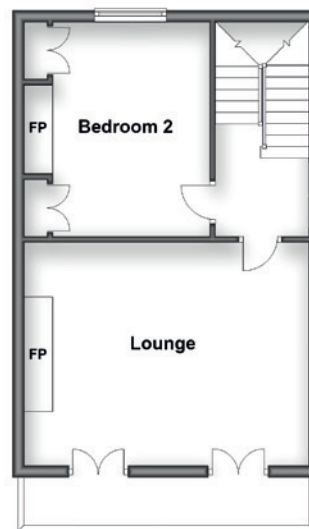
Ground Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



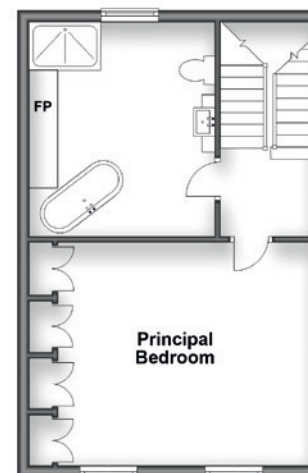
First Floor

Approx. 38.6 sq. metres (415.1 sq. feet)
(excluding Balcony)



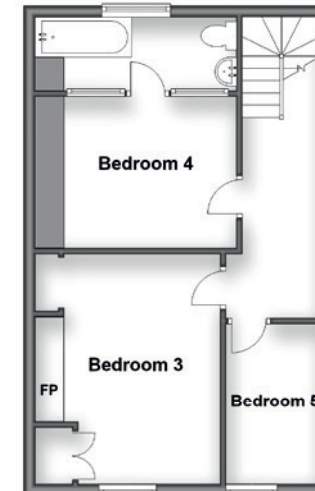
Second Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



Third Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



LOWER GROUND FLOOR

Kitchen 14'7 (4.45m) narrowing to 11'7 (3.53m) x 12'3 (3.74m)
Utility Room 11'3 x 5'2 (3.43m x 1.58m)
Dining Area 16'3 x 12'8 (4.96m x 3.86m)
Lobby
Store Room

GROUND FLOOR

Porch
Entrance Hall
Sitting Room 15'9 x 11'2 (4.80m x 3.41m)
Bedroom 6 13'2 x 9'5 (4.02m x 2.87m)
Shower Room

FIRST FLOOR

Landing
Lounge 16'8 x 12'9 (5.08m x 3.89m)
Bedroom 2 13'2 x 9'9 (4.02m x 2.97m)

SECOND FLOOR

Landing
Principal Bedroom 14'0 up to fitted wardrobes x 13'2 (4.27m x 4.02m)
Bath/Shower Room 13'10 x 10'8 (4.22m x 3.25m)

THIRD FLOOR

Landing
Bedroom 5 9'3 x 6'0 (2.82m x 1.83m)
Bedroom 3 13'2 x 9'4 (4.02m x 2.85m)
Bedroom 4 10'0 x 8'6 (3.05m x 2.59m)
En-suite Bathroom

OUTSIDE

Rear Courtyard Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

