



8 The Maltings
Walmer, Deal, CT14 7AR
£625,000

incorporating
Browns
colebrooksturrock.com





8 The Maltings

Walmer, Deal

An individually built family home with considerable proportions and an air of substance.

Situation

The Maltings is a quiet residential no through road, consisting of executive detached homes in Upper Walmer, close to the village centre which offers a good range of amenities with a butcher, baker, chemist, general store and two inns. There are further shops and a growing selection of cafes and restaurants to be found on Lower Walmer seafront. A short distance away is the mainline railway station from where frequent services connect to local towns and the Javelin high speed link to London St Pancras. The seafront lies to the east with its two mile shoreline and popular promenade and cycle path between Deal and Kingsdown. Deal town centre to the north has won many awards for its traditional seaside vibe, eclectic high street and creative arts scene.

The Property

Number 8 is a detached family home, individually built for the owners in 2000. The property has considerable proportions, a favourable layout and a sense of solid construction. From the spacious reception hall, leading off to the right is a bright sitting room with decorative corning and a prominent stone fireplace. Double doors connect the dining room and continue through to a conservatory making the most of a south facing aspect. Following round in a circular flow is an attractive painted kitchen with copious storage, integrated appliances, access to the garden and an adjoining utility room. Glazed oak doors feature between the reception rooms enabling light to flood through, solid matching doors feature elsewhere. A further reception room used as a study can be found towards the front. Accommodation on the first floor is arranged around a galleried oak staircase, with a master bedroom offering plenty of storage with fitted units

and a generous en-suite with striking black and white theme. There are three further well presented double bedrooms and a tasteful family bathroom with half height wall panelling and a sumptuous bath set into a wide surround.

Outside

The property occupies a plot with gardens of similar size both front and back. A block paved driveway with 5 bar gate, provides private parking for several vehicles along with a detached double garage. The front garden is laid to lawn with mature mixed hedging and the rear garden also has an area of lawn and a patio edged with a low retaining brick wall.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Current Council Tax Band: G

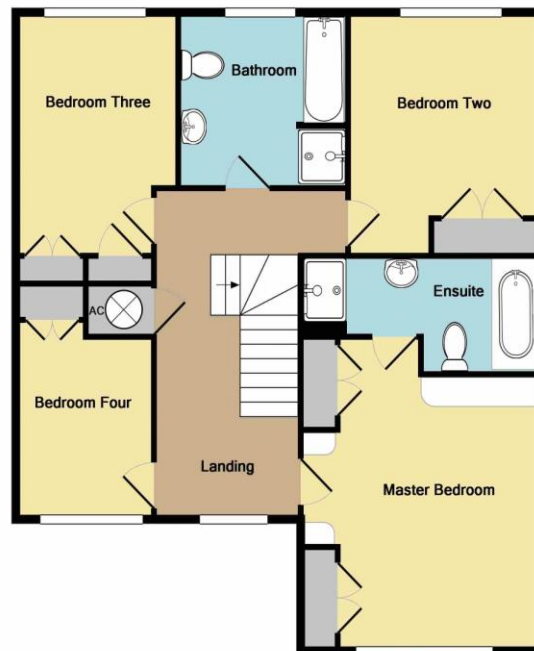
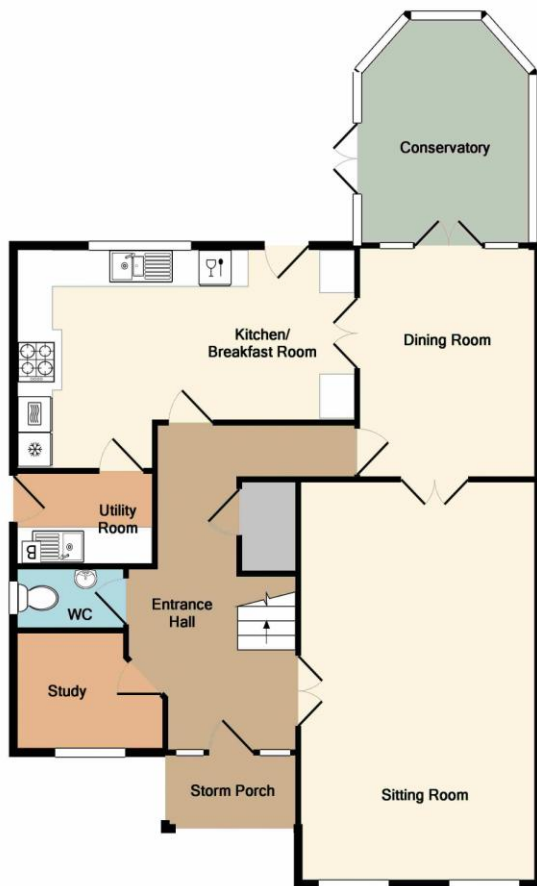
EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**



Total Approx. Floor Area 1981 Sq.Ft. (184.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Entrance Hall

19' 0" x 9' 1" max (5.79m x 2.77m)

Sitting Room

22' 0" x 13' 8" (6.70m x 4.16m)

Dining Room

13' 3" x 10' 10" (4.04m x 3.30m)

Conservatory

12' 7" x 10' 3" (3.83m x 3.12m)

Kitchen/Breakfast Room

19' 6" x 12' 3" max (5.94m x 3.73m)

Utility Room

8' 0" x 5' 2" (2.44m x 1.57m)

Cloakroom

6' 5" x 3' 6" (1.95m x 1.07m)

Study

8' 8" x 6' 8" (2.64m x 2.03m)

First Floor

Landing

19' 0" x 8' 4" (5.79m x 2.54m)

Master Bedroom

16' 11" max x 13' 8" max (5.15m x 4.16m)

Ensuite Bathroom

13' 7" x 6' 5" max (4.14m x 1.95m)

Bedroom Two

13' 3" max x 10' 11" (4.04m x 3.32m)

Family Bathroom

9' 8" x 9' 8" (2.94m x 2.94m)

Bedroom Three

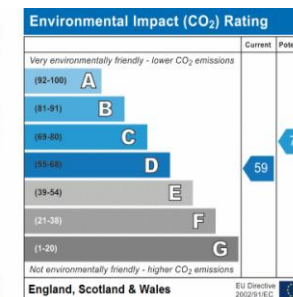
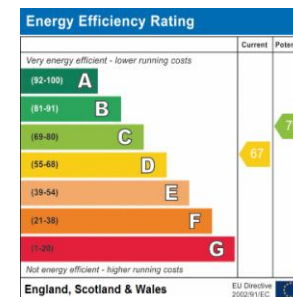
13' 5" x 9' 4" (4.09m x 2.84m)

Bedroom Four

10' 10" x 8' 0" (3.30m x 2.44m)

Double Garage

19' 0" x 16' 11" (5.79m x 5.15m)



17 The Strand, Deal, Kent, CT14 7DY
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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