

PAUL WILLMOTT

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Blandings, The Avenue, Kingsdown, CT14 8DX

IMPRESSIVE DETACHED PROPERTY • FOUR DOUBLE BEDROOMS  
THREE RECEPTIONS • EXCELLENT LOCATION • NO ONWARD CHAIN

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# Blandings, The Avenue, Kingsdown, CT14 8DX

- Impressive detached property
- Situated on a private road
- Close to Kingsdown golf club
- Four double bedrooms
- Three bathrooms
- Three receptions
- Kitchen plus Utility room
- Double integral garage
- No chain









































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## **The Property:**

Located on a highly sought-after private road near Kingsdown Golf Club and the seafront, this exceptional detached residence is presented in excellent condition and offered with no onward chain.

Built in 2001, the property combines modern design with refined practicality, offering generous proportions and well-appointed accommodation throughout. It is approached via a private driveway leading to an enclosed porch, with ornately glazed double doors opening into a welcoming reception hall.

The ground floor comprises a spacious sitting room featuring an elegant Irish Limestone fireplace and French doors opening onto the rear garden. A separate dining room offers a perfect space for entertaining, while a double-aspect study at the front of the property provides an ideal home office. The comprehensively fitted kitchen includes a wide range of units, extensive work surfaces, and an integrated fridge-freezer. A separate utility room adds valuable laundry space and provides external access to both front and rear gardens. A convenient wet room completes the ground floor.

Upstairs, a galleried landing leads to four generous double bedrooms. The principal suite benefits from a dressing room and a luxurious en-suite bathroom. A well-appointed family bathroom serves the remaining bedrooms.

Additional features include double-glazed windows and doors throughout, gas central heating with a pressurised hot water system, and a water softener. The property also offers a double integral garage with a rolling shuttered door.

The south facing rear garden has been well maintained with a spacious lawn and separate paved patio area. A raised bed with established plants and flowers is situated to one side. There is also three wooden outbuildings and side access to both sides for convenience.

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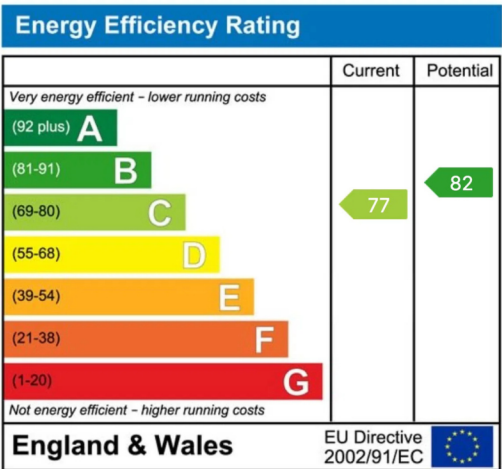


## The Location:

Nestled along the picturesque East Kent coastline, Kingsdown is a charming and highly desirable village on the edge of Deal. Known for its tranquil atmosphere and scenic surroundings, Kingsdown offers a rare blend of coastal living and countryside charm. The village is home to a thriving local community, with a selection of pubs, a village store, and access to the beach just moments away.

Kingsdown is particularly popular with those seeking an active outdoor lifestyle, thanks to its proximity to coastal walks, the renowned Kingsdown Golf Club, and cycling routes along the White Cliffs. The seafront provides stunning views and direct access to the historic town of Deal, which offers a broader range of shops, restaurants, schools, and a mainline railway station with services to London.

Combining peaceful village life with excellent connectivity and natural beauty, Kingsdown is a perfect location for both full-time residents and those seeking a weekend retreat by the sea.



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

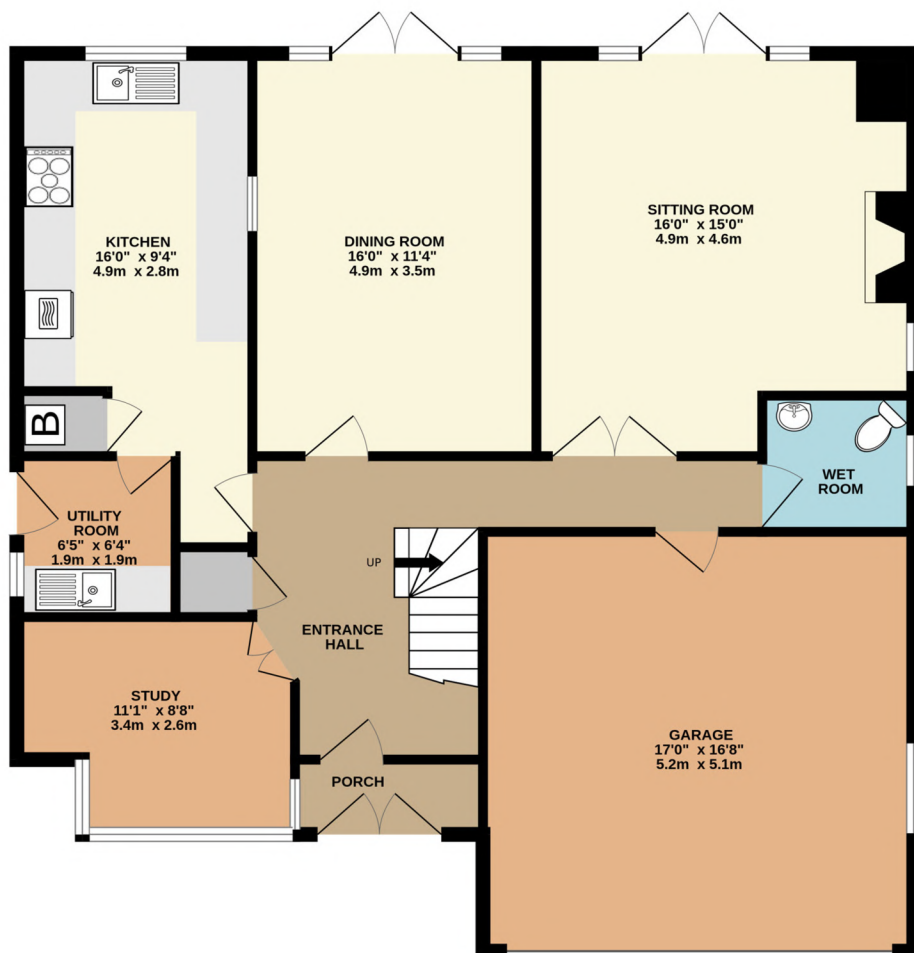
Tenure: Freehold

Council Tax Band: F

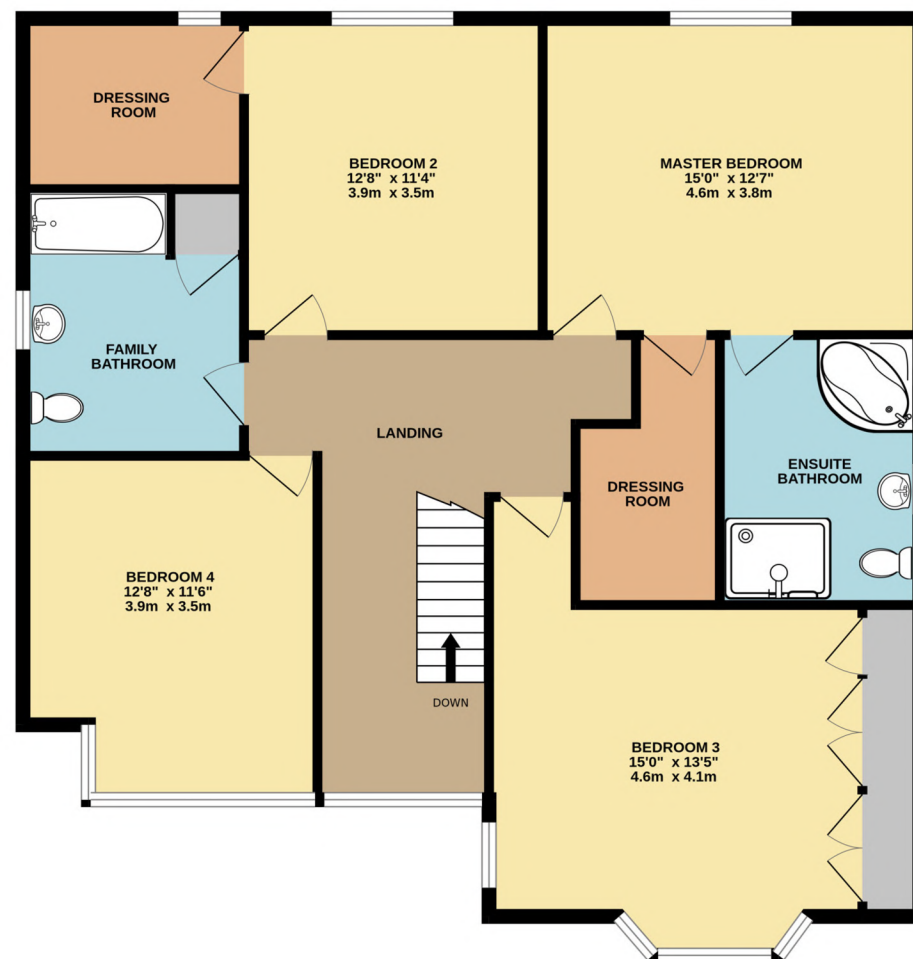
Local Authority: Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ.



GROUND FLOOR  
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR  
1191 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA : 2361 sq.ft. (219.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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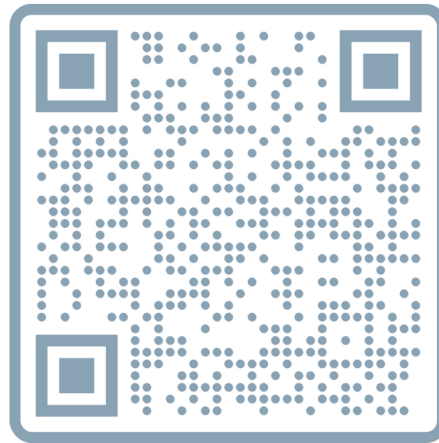


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SCAN FOR A FREE 60 SECOND VALUATION



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