



Dane Court Manor

School Road, Tilmanstone, Deal, CT14 0JL

Guide Price £200,000

Leasehold

This charming first-floor apartment is set within Dane Court Manor, a beautiful Grade II listed manor house nestled in the peaceful village of Tilmanstone. Offering the perfect blend of historic character and modern convenience, this elegant home enjoys a tranquil countryside setting while remaining well-connected to nearby towns and transport links.

Tilmanstone itself offers a welcoming community with amenities including a village hall and historic church. The sought-after coastal town of Deal is just seven miles away, providing a wide selection of shops, restaurants, pubs, and essential services, as well as mainline train services to London Charing Cross and high-speed connections to London St Pancras.

The apartment benefits from a secure intercom entry system and allocated parking. Inside, the accommodation includes a spacious lounge-diner, a newly fitted kitchen, a double bedroom, and a modern bathroom. Period features, high ceilings, and characterful details can be found throughout, while the lounge, kitchen, and bedroom all enjoy picturesque views over the manor's extensive communal grounds.

Outside, residents have access to over six acres of beautifully maintained gardens and woodland, creating a peaceful and scenic setting to enjoy. A gravel driveway leads to the private parking area, adding to the sense of grandeur and privacy that Dane Court Manor offers.

This is a rare opportunity to own a home with historic charm, modern comfort, and stunning surroundings, all within easy reach of the Kent coastline and convenient transport links to London.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

First Floor (Entry Level)

Entrance Hall	
Lounge/ Diner	3.61 x 6.05m (max)
Kitchen	2.01 x 4.04m
Bedroom	2.90 x 3.94m
Bathroom	

External

Allocated Parking (x1)	
Communal Gardens	Circa 6.95 acres



Services: (Mains) Water and Electricity. (Private) Drainage/ Shared Cesspool.

Council Tax: Band B (Dover District Council)

Energy Rating: Current 70 | C. Potential 83 | B.

Lease Details: Lease Term: 999 | Years Remaining: 964 (Granted 1990).

Charges: Ground Rent: NA | Services Charges: £188 pcm.

Agents Notes: This property/ building is Grade II Listed. List entry no. 1247718.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

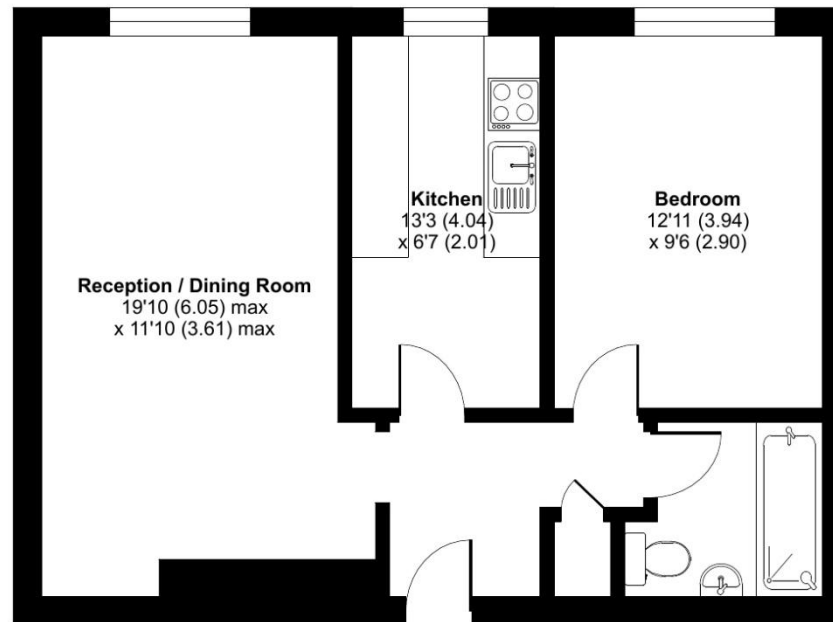
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Approximate Area = 548 sq ft / 50.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Finns. REF: 1254461

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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