



12 The Strand  
Walmer | Deal | CT14 7DY

FINE & COUNTRY







# Step inside

## 12 The Strand

If a seafront location is top of your list, then this completely renovated and extended property along The Strand in Walmer could be the one, whether you are looking for a permanent home or a wonderful weekend and holiday retreat. Originally built in the 1830s, it has been very carefully updated to a high level over the past three years as it was intended to be lived in by the owners and includes the original coach house that has been superbly converted into a detached annexe with its own entrance from York Road. However, a change in circumstances means that it is now available as virtually a 'new build,' but retaining elements of its historic past.

The house has fabulous uninterrupted views across Walmer Green to the sea and is approached via a paved patio that leads to the front door. The delightful outer hall includes engineered oak flooring, an inset brick feature, a large storage cupboard and an original ceiling beam as well as oak doors and bespoke double glazed windows that continue throughout the property. Off the hall is a double bedroom or sitting room with a large bay window where you can sit and admire the views.

Steps lead down to the inner hall where you will find the family bathroom with a space and plumbing for laundry facilities, a spiral staircase to the basement, an open storage area and access to the simply stunning light and bright single storey extension that features the kitchen/diner and a seating area. This is a wonderful entertainment space and includes three sets of French doors to the rear courtyard garden and a large skylight with lantern lighting so looks very impressive at night. There are ceramic floor tiles with underfloor heating and shaker style dove grey units with a marble worktop housing a Worcester boiler, an induction hob, built in oven and microwave as well as an integrated fridge freezer and a dishwasher.

The cellar has been tanked and decorated and also has engineered oak flooring so can be used as a games room, additional bedroom or an office. The delightful and spacious sitting room on the first floor offers excellent views over the green to the sea through the large bay window where you can also sit and admire the panoramic vista. This floor includes a shower room and a double bedroom with views over the rear courtyard while the dual aspect main bedroom on the top floor offers more wonderful views and includes a contemporary suite shower.

The beautiful courtyard garden has been professionally landscaped and is surrounded by the original wall. It includes outdoor lighting, a terrace for al fresco dining with raised shrub beds and steps up to a pebbled area inset with paving slabs leading to the Coach house annexe. Although the external entrance is from York Road, there are three pairs of French doors that open from the courtyard into the large open plan kitchen/dining/living room with engineered oak flooring and a skylight. The kitchen area includes a cooker and dishwasher with space for a fridge freezer and a washing machine. There is an understairs storage cupboard and a shower room, while upstairs there is more storage, a cloakroom and two double bedrooms. This superb building would make an ideal annexe for adult children or elderly relatives, or alternatively it could become an excellent income-generating holiday let.

















# Seller Insight

“ It has taken us three years to lovingly create this very special calm and peaceful seaside home. We used the services of a well-respected local architect who has been involved in a number of properties in The Strand and had excellent trades people to convert our dream into reality. Although we won't after all be living here, we hope that new owners will enjoy and appreciate everything this property now has to offer.

The house is in a wonderful location overlooking the green and the seafront while The Strand includes an eclectic mix of shops and eateries and on the other side of the green there is the historical bandstand, a cycle lane to Deal, the Downs Sailing Club and the beach. We can walk into Deal town centre and enjoy the wonderful independent shops and eateries including the Dining Club, The Blue Pelican and Little Harriet's tea rooms. There is also Deal seafront and the famous pier as well as the Saturday market, while Tides swimming pool complex is not far away. The fast train from the mainline station at Deal can whisk you to London in under an hour and a half.

For golfing enthusiasts there are the Kingsdown and Walmer and the Royal Cinque Ports golf clubs and, if you want to go slightly further afield, there is also the championship course at Royal St George's as well as Princes, while other sports clubs include rugby, tennis and bowls. There are excellent educational facilities within the vicinity with two local primary schools and grammar schools available in Dover, Sandwich, Folkestone and Canterbury as well as private schools in Dover and Canterbury.\*

\* 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

Walmer Station	1.4 miles
Deal Station	1.2 miles
Dover Docks	8.2 miles
Channel Tunnel	18.2 miles
Canterbury	19.2 miles
Charing Cross	87.7 miles
Gatwick	88.1 miles

By Train from Deal	
St. Pancras	1hr 28 mins
Charing Cross	2hr 03 mins
Victoria	1hr 51mins
Ashford International	45 mins
Canterbury West	59 mins

#### Leisure Clubs & Facilities

Downs Sailing Club	01304 361932
Deal and Betteshanger Rugby Club	01304 365892
Deal Bowling Club	01304 374701
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal Cinque Ports Golf Club	01304 374007
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Tides Leisure centre	01304 373399

#### Healthcare

The Balmoral Surgery	01304 373444
The Cedars Surgery	01304 873341
St Richards Road Surgery	01304 369777
Buckland Hospital	01304 222510

#### Education

Primary Schools:	
The Downs Primary	01304 372486
Deal Parochial School	01304 374464
Kingsdown and Ringwould	01304 373734
Dover College Junior	01304 205969

#### Secondary Schools:

Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Sir Roger Manwood's Grammar	01304 610200
Dover College	01304 205969
Duke of York's Military School	01304 245024
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	1227 475000

#### Entertainment

Dunkerleys Hotel	01304 375016
The Royal Hotel	01304 375555
Victuals and Co	01304 374389
The Dining Club	01304 373569
81 Beach Street	01304 368136
Little Harriet's tearooms	01304 369748
The Blue Pelican	01304 783162

#### Local Attractions / Landmarks

Walmer Castle
Deal Castle
The White Cliffs of Dover and Samphire Hoe
Betteshanger Country Park
Deal Pier
Knights' Templar Church, Dover
Saturday market Deal



Annexe



Annexe



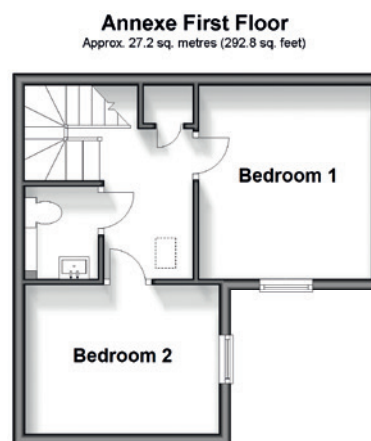
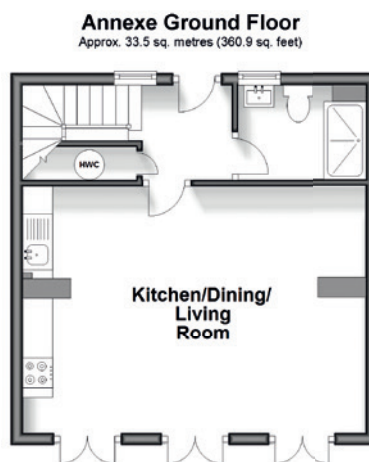
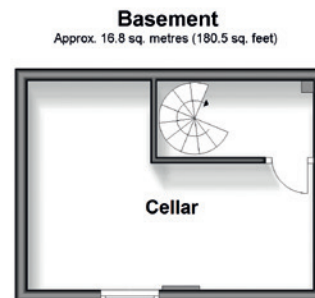
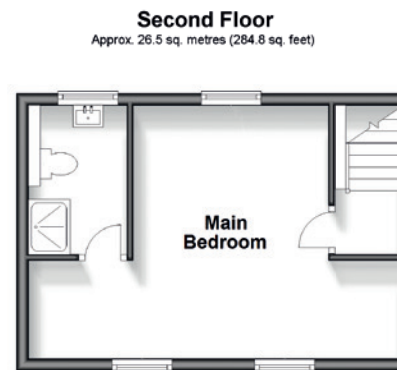
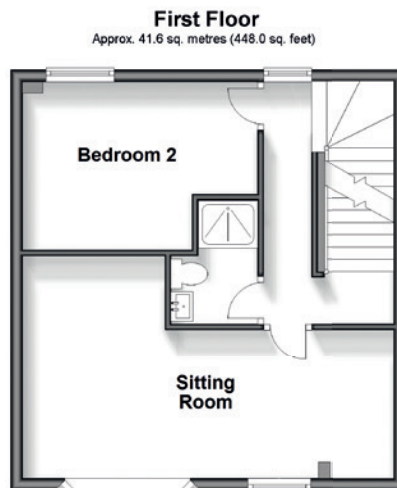
Annexe



Annexe







## BASEMENT

Cellar 15'9 x 11'6 (4.80m x 3.51m)

## SPLIT LEVEL GROUND FLOOR

Bedroom 3 11'10 x 11'0 (3.61m x 3.36m)

Bathroom 18'5 x 16'10 (5.62m x 5.13m)

## FIRST FLOOR

Landing 20'4 x 12'2 (6.20m x 3.71m)

Sitting Room 12'10 x 9'0 (3.91m x 2.75m)

Shower Room

## SECOND FLOOR

Landing 20'4 x 13'11 (6.20m x 4.24m)

Main Bedroom

En Suite Shower Room

## ANNEXE GROUND FLOOR

Entrance Hall 18'10 x 13'9 (5.74m x 4.19m)

Kitchen/Dining/Living Room

Shower Room

## ANNEXE FIRST FLOOR

Landing 10'9 x 9'6 (3.28m x 2.90m)

Bedroom 1 10'10 x 8'4 (3.30m x 2.54m)

Bedroom 2

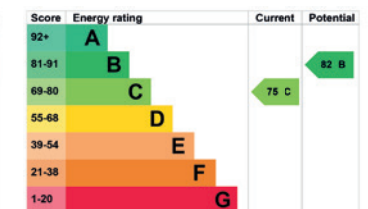
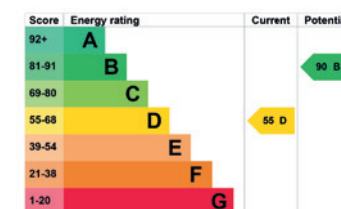
Separate Toilet

## OUTSIDE

Rear Garden

Council Tax Band: B  
Tenure: Freehold

Annexe





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