



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

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|---------------------------|--------------|
| 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

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|--|
| 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



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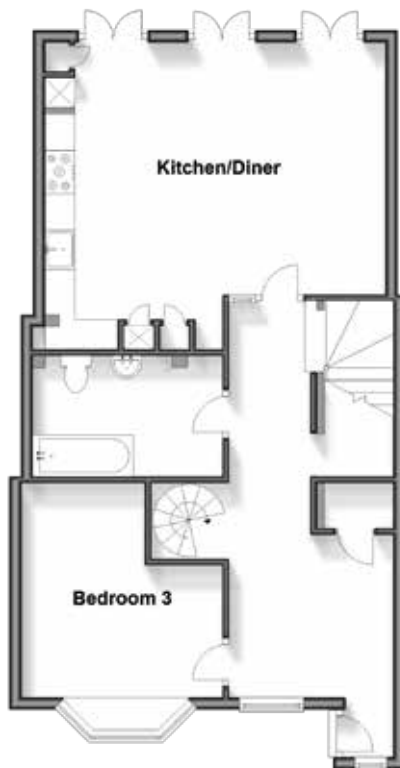


Annexe



Split Level Ground Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Second Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



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

Kitchen/Diner

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

FIRST FLOOR

Landing

Sitting Room

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

Bedroom 2

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

Shower Room

SECOND FLOOR

Landing

Main Bedroom

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

En Suite Shower Room

ANNEXE GROUND FLOOR

Entrance Hall

Kitchen/Dining/Living Room

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

Shower Room

ANNEXE FIRST FLOOR

Landing

Bedroom 1

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

Bedroom 2

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

Separate Toilet

OUTSIDE

Rear Garden

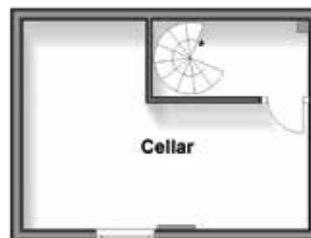
Annexe Ground Floor

Approx. 33.5 sq. metres (360.9 sq. feet)



Basement

Approx. 16.8 sq. metres (180.5 sq. feet)



Annexe First Floor

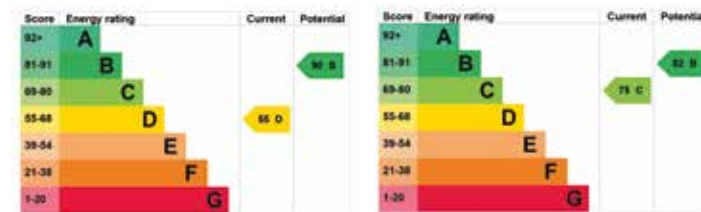
Approx. 27.2 sq. metres (292.8 sq. feet)



Annexe

Council Tax Band: B

Tenure: Freehold



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