



Castaway
49A Balmoral Road | Kingsdown | Deal | Kent | CT14 8BX

FINE & COUNTRY



Step inside

Castaway

Tucked away on the corner of a quiet road in the charming fishing village of Kingsdown, overlooking fields and with views of the sea, is this immaculate and beautifully presented contemporary three storey residence. It was built in 2019 by a builder for his own use so you know that everything will be of the highest quality and every high end detail has been included to take advantage of the delightful rural surroundings.

The property is approached via a block paved driveway leading to the integral double garage. It is bordered by a curved wall with a lawn and raised shrub beds plus access to a secondary gravel off road parking area. A wraparound paved path flanked by a high wall leads to the rear of the property where you will find a patio area and a raised lawn as well as steps to the upper lawn. There is also a gate leading to the adjacent public footpath, providing a five minute walk to the dog-friendly Zetland Arms pub and the seafront.

The house has instant external appeal with its charming patterned brickwork, cedar clad features, varied rooflines, differing shaped windows and a covered front porch with a modern front door. This opens into an impressive and very spacious reception hall with polished engineered oak flooring and underfloor heating that flows throughout the ground floor, oak doors to all the rooms plus a beautiful oak staircase with a glass and oak bannister.

The ground floor accommodation consists of a large double bedroom overlooking the driveway and a well-proportioned cinema room with a projector and large screen as well as French doors to the garden with blackout blinds. There is also a good sized fitted utility room with an integrated washing machine, a coat cupboard and a door to the garden as well as access to a tiled corridor where you will find a guest cloakroom, a modern wet room and a very trendy steam room, together with the nerve centre of the building – a systems control cupboard. An internal door leads to the double garage that has automatic doors, fitted shelves, electric sockets and plumbing for additional laundry facilities.

With the facilities available on the ground floor it would be a simple matter to recreate it as a separate apartment for family members by using the office as a bedroom, the cinema room as a living room and the utility room

converted into a kitchen.

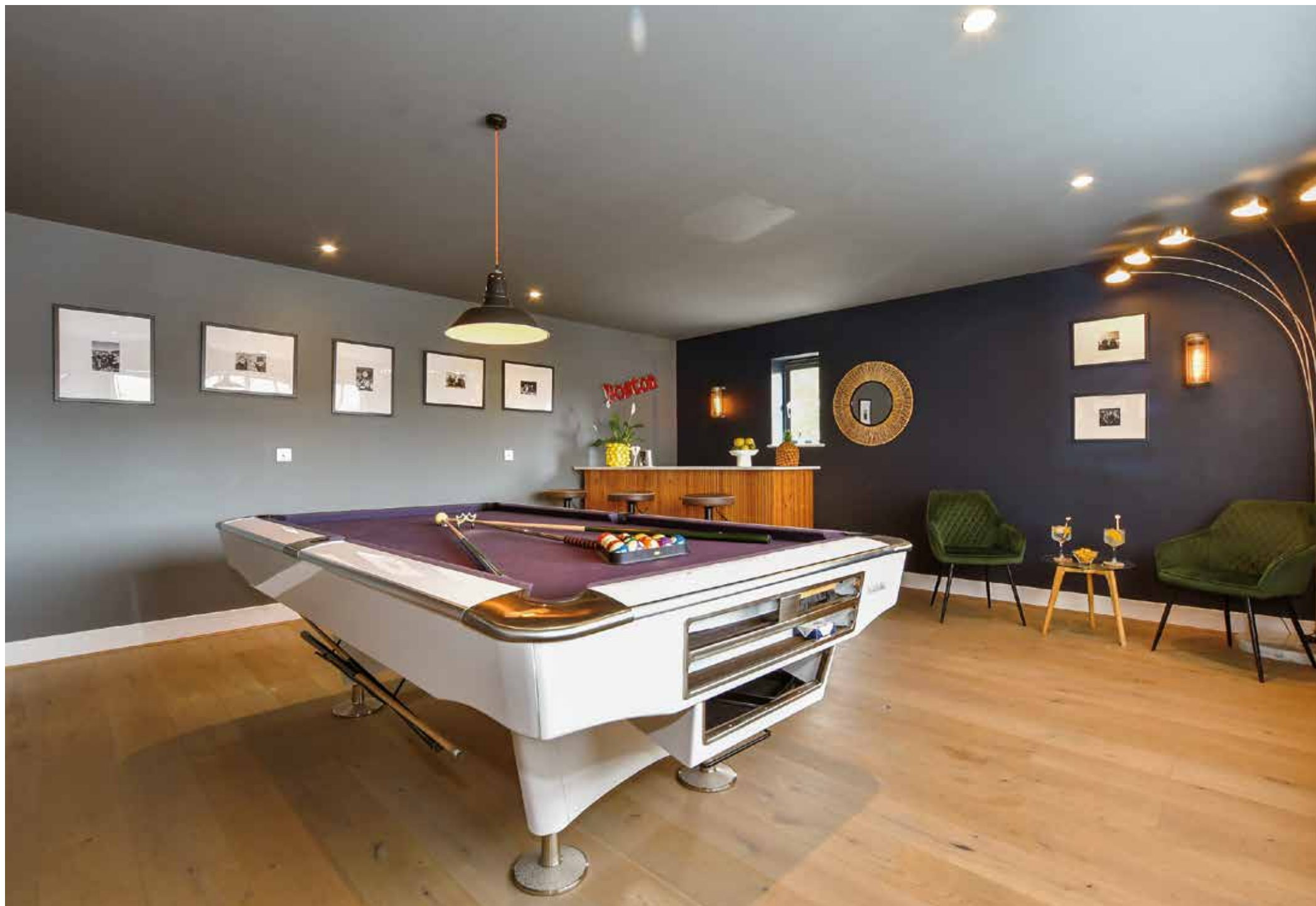
Owing to the topography of the site and in order to take advantage of the delightful views, the main living accommodation is on the upper floors. The first floor landing includes a large picture window providing plenty of natural light and has double oak doors to the fabulous light and bright triple aspect kitchen/dining room with Karndean flooring, inset ceiling lights and a wall of windows adjacent to the spacious dining area. These provide wonderful countryside and sea views that can even stretch across to France on a clear day. There is also space for a seating area and four bi-fold doors to the glass-sided upper decked terrace and rear garden with its lawn bordered by shrubs and close board fencing. The very smart kitchen features flat fronted units with marble worktops housing a built in oven, microwave and induction hob as well as an integrated fridge freezer and dishwasher.

This floor also includes a contemporary family bathroom with a stand-alone oval bath and twin vanity basins as well as the main bedroom with French doors to a Juliette balcony offering a stunning panoramic vista, fitted cupboards and an ensuite walk-in double shower. Next door is a very large bedroom (games room) with engineered oak flooring and a bar and pool table, however they are both easily removed so this could be another large double bedroom. Also, as the bar area is adjacent to the next door ensuite shower room and there is suitable plumbing available, it would be a simple matter to create an ensuite bath or shower room.

On the second floor you will find two double bedrooms including one with an ensuite walk-in shower room and French doors to a Juliette balcony offering wonderful views. The other is dual aspect with a partially vaulted ceiling, a large and impressive trapezoid window and space to install an ensuite shower if required.

There is also a cloakroom and an airing cupboard as well as the 'star of the show,' the breath-taking triple aspect sitting room accessed via black and glass Crittal style French doors. It includes wood flooring, inset ceiling lights, a raised contemporary fireplace with a marble plinth and a wall of bi-fold doors to a decked balcony that has a glass balustrade, so as not to restrict your pleasure of enjoying the surrounding countryside.









Seller Insight

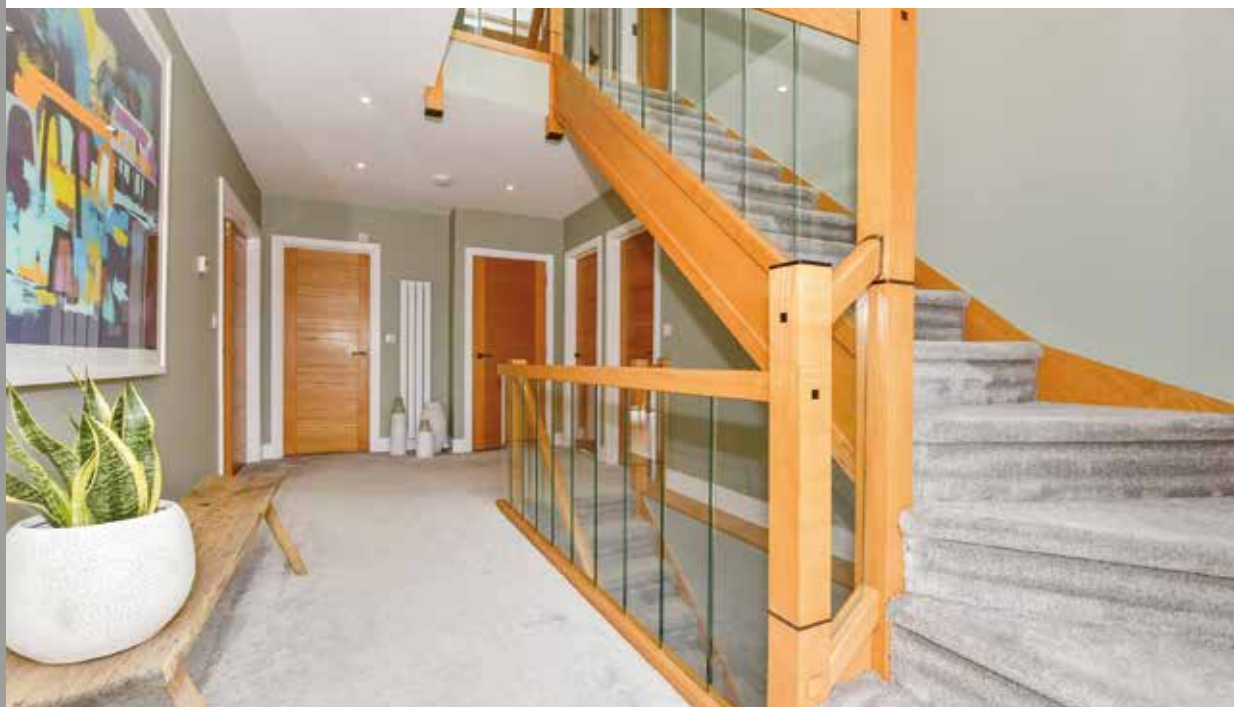
“We absolutely love this fabulous house and have thoroughly enjoyed our time here but we now need to move for business reasons. It has been a wonderful home for entertaining and, having the adjacent footpath and the surrounding fields as well as the beach, we have the opportunity to go for wonderful walks with the dogs. When we moved here there was virtually nothing that needed to be done to enhance the property, although we added shutters to all the windows, decorated and made a few changes to suit our tastes.

Kingsdown is a charming fishing village with a long seafront, a general store, post office, butcher/deli and three pubs including the Zetland Arms as well as the Kings Arms with its speciality nights. You can drive or cycle along the lower road parallel to the seafront to Upper and Lower Walmer with shops and restaurants along the Strand but, being close to the countryside, we have the best of all worlds. The mainline station at Walmer, with its high speed train that can whisk you to London in an hour and 20 minutes, is particularly useful for commuters or if you want a day out in Town.

Dover and the Channel Tunnel are within easy reach for a trip to the Continent, while the charming seaside town of Deal is quite close by with its wonderful shops, seafront, restaurants and Saturday market. If you feel energetic the Tides swimming pool complex is not far away while, for golfing aficionados, we are quite close to the Kingsdown and Walmer golf club. Deal includes the Royal Cinque Ports club but, if you want to go slightly further afield, there are also the championship courses in Sandwich. If sailing is your interest there is the Downs Sailing Club with its clubhouse along the Strand in Walmer.

*There are a number of good primary schools in the area including the Outstanding Kingsdown and Ringwould and Warden House in Deal, while Dover, Canterbury, Ramsgate and Sandwich offer excellent grammar school facilities with top class private schools in Dover, Canterbury and Ramsgate**

* 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

By Road:	
Walmer Station	1.8 miles
Dover Docks	8.0 miles
Channel Tunnel	18.1 miles
Canterbury	19.3 miles
Charing Cross	82.2 miles
Gatwick	85.1 miles

By Train from Walmer	
St. Pancras	1hr 20 mins
Canterbury East	34 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	40 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
Tides Leisure Centre

Healthcare

The Balmoral Surgery
The Cedars Surgery
St Richards Road Surgery
Buckland Hospital

Education

Primary Schools:
Warden House Primary
The Downs Primary
Kingsdown and Ringwould Primary
Dover College Junior
St Lawrence Junior Ramsgate

Secondary Schools:
Dover Grammar School for Boys
Dover Grammar School for Girls
Sir Roger Manwood's Grammar
Chatham and Clarendon Grammar
Dover College
Duke of York's Military School

01304 611118
01304 373399

01304 373444
01304 873341
01304 369777
01304 222510

01304 375040
01304 372486
01304 373734
01304 205969
01843 572912

01304 206117
01304 206625
01304 610200
01843 591075
01304 205969
01304 245024

Kings School Canterbury
St Edmunds
Kent College
St Lawrence Senior

Entertainment

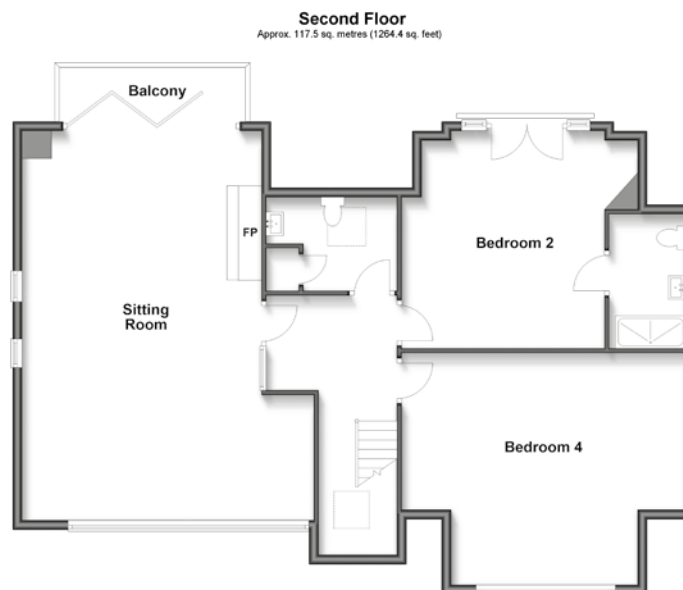
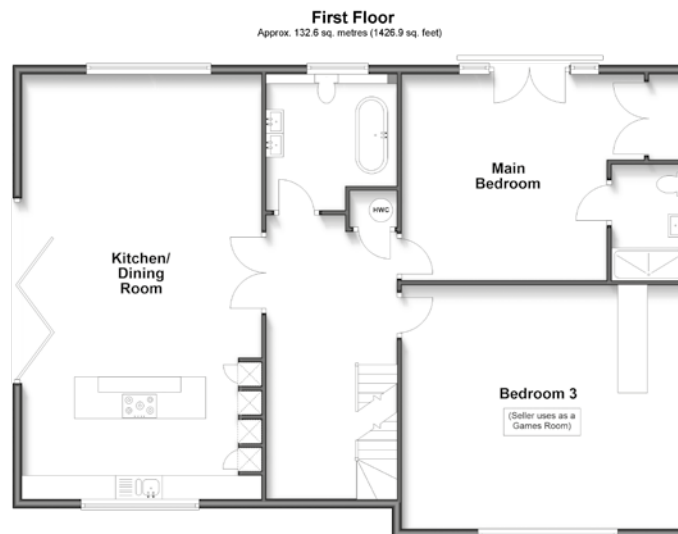
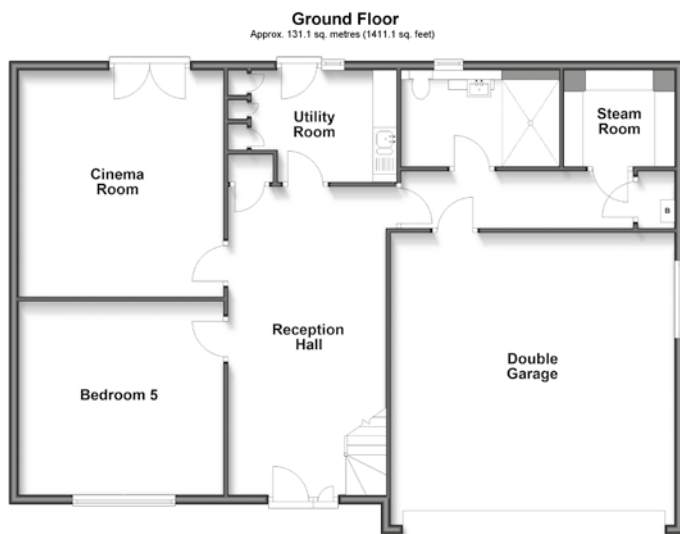
The Zetland Arms
The Kings Head
The Rising Sun
Dunkerleys
The Royal Hotel
Victuals and Co

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

01227 595501
01227 475000
01227 763231
01843 808080

01304 370114
01304 373915
01304 373983
01304 375016
01304 375555
01304 374389



GROUND FLOOR

Reception Hall	
Bedroom 5	14'4 x 13'5 (4.37m x 4.09m)
Cinema Room	15'10 x 14'4 (4.83m x 4.37m)
Utility Room	11'6 x 7'9 (3.51m x 2.36m)
Shower Room	
Steam Room	

FIRST FLOOR

Landing	
Kitchen/Dining Room	29'8 x 16'11 (9.05m x 5.16m)
Bathroom	9'9 x 9'9 (2.97m x 2.97m)
Main Bedroom	19'8 x 14'5 (6.00m x 4.40m)
En Suite Shower Room	
Bedroom 3	19'8 x 16'9 (6.00m x 5.11m)

SECOND FLOOR

Landing	
Sitting Room	27'5 x 20'6 (8.36m x 6.25m)
Balcony	
Cloakroom	
Bedroom 2	16'4 x 14'11 (4.98m x 4.55m)
En Suite Bathroom	
Bedroom 4	19'8 x 16'1 (6.00m x 4.91m)

OUTSIDE

Rear Garden	
Driveway	
Side Garden	
Double Garage	19'7 x 19'5 (5.97m x 5.92m)



Council Tax Band: B
Tenure: Freehold

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