



Uplands  
The Avenue | Kingsdown | Deal | CT14 8DU

FINE & COUNTRY







# Step inside

## Uplands

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If you want a characterful early Edwardian detached family home in a quiet location with a gorgeous wraparound garden and only a stone's throw from a primary school rated Outstanding by Ofsted, this delightful property should be top of your list. It is on the edge of a cul-de-sac in the ever popular seaside village of Kingsdown and is approached either through a pedestrian gate or double gates that open onto the driveway and the garage.

Although the property has been wonderfully modernised with everything needed for contemporary family life, it still includes some delightful original and period features that give it so much character. These include parquet flooring, the original staircase, high coved ceilings, display cabinets, fireplaces, ceiling roses, leaded light windows and replica double glazed sash windows. While all the modern carpentry work in the bedrooms, bathrooms and kitchen were undertaken by the owner.

A pathway bordered by shrub beds and a lawn leads to steps down to a charming patio and outdoor seating area as well as to the original veranda style entrance and the period front door. This opens into a porch with a coat and boot cupboard and attractive stained glass French doors with access into a spacious hallway and the ground floor accommodation.

There is an elegant sitting room with a fascinating angled window, an impressive wood surround fireplace with an open fire and French doors to a beautifully fitted study. This has French doors to a side pathway and is ideal for anyone working from home as the French doors provide a direct entrance for business visitors.

The large, dual aspect family and dining areas include an archway between the two, an original dresser/display cabinet and French doors to the upper decked patio in the dining area. While the family area features a wood surround fireplace with inset tiles and an open fire, a bay window and small stained glass windows to the adjacent kitchen. There is also a door to a cloakroom, storage facilities and the utility room with additional kitchen appliances and space for a washing machine and tumble dryer.

Double beech and glazed doors open into the delightful contemporary kitchen with engineered oak flooring, three Velux windows and access to the front garden. There is a corner larder, a breakfast bar and a raft of white flat fronted units housing an integrated hob, a steam oven and two fan ovens as well as a combi microwave, a full height fridge and a dishwasher.

On the first floor, the long corridor style landing steps down to a modern family bathroom with a bath and separate shower as well as a vanity basin and fitted half height cupboards and drawers. There is a single bedroom with a very large built in mirror and three doubles including the dual aspect main bedroom with original leaded light windows, fitted cupboards, bedroom furniture and an ensuite walk-in shower room with a rainfall shower head. While the two other doubles have fitted wardrobes and bedroom furniture including one with a large bay window.

On the second floor there is a large vaulted ceiling loft room with a Velux window that makes a great playroom for kids or a 'hideaway' for teenagers wanting somewhere to have a little independence and entertain their friends. It also includes plenty of eaves storage.

The outdoor space is another special feature of this property with lawns and various different seating areas so you can follow the sun as it moves through the day, including the upper patio with glimpses to the sea and steps down to a superb paved terrace. This is surrounded by flower and shrub borders as well as some delightful trees and where you can spend time with your friends and family or just sit and relax in the sunshine. There is also a decked patio for al fresco dining, a built in barbecue area and a useful vegetable patch. A separate pitched roof and wood clad outbuilding is currently used as a workshop and store but could always be converted into a detached annex, subject to the necessary planning permissions.







# Seller Insight

“ We bought this lovely family home more than 20 years ago when it was in a pretty parlous state as it had been empty for some time. However we fell in love with it as soon as we walked through the front door and have thoroughly enjoyed creating a very special home with the wonderful mix of period character and contemporary atmosphere. It is now time to downsize and give another family the opportunity to make wonderful memories in this delightful house.

It is very quiet and peaceful and, because it is in a cul-de-sac, it is quite safe and secure. The local primary school is wonderful and within easy walking distance. It is where our granddaughter goes to school and she is doing very well and is extremely happy. We are also not far from the Walmer and Kingsdown golf course for golfing enthusiasts and if you walk in one direction you are on the seafront and in the other direction you are in open countryside, so we have the best of both worlds.

Kingsdown is a charming fishing village with a long seafront, a general store, post office, first class butcher and three pubs including the dog friendly Zetland Arms, The Rising Sun and 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. The mainline station at Walmer, with its high speed train, can whisk you to London in an hour and 20 minutes so it is particularly useful for commuters or if you want a day out in Town. Deal is quite close by with its wonderful shops, seafront and restaurants and Saturday market while the Tides swimming pool complex is not far away.

If sailing is your interest there is the Downs Sailing Club with its clubhouse along the Strand in Walmer and, as well as the Walmer and Kingsdown golf club, there is also the Cinque Ports in Deal and the championship courses in Sandwich. For secondary education there are excellent grammar school facilities in Dover, Canterbury and Sandwich 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 | 2.5 miles  |
| Dover Docks    | 7.8 miles  |
| Channel Tunnel | 17.8 miles |
| Canterbury     | 19.5 miles |
| Charing Cross  | 81.9 miles |
| Gatwick        | 84.8 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               | 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:                |              |
| Kingsdown and Ringwould Primary | 01304 373734 |
| The Downs Primary               | 01304 372486 |
| Dover College Junior            | 01304 205969 |

#### Secondary Schools:

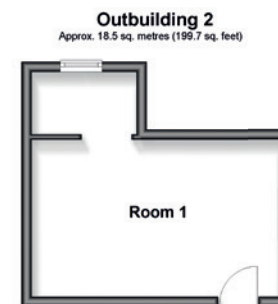
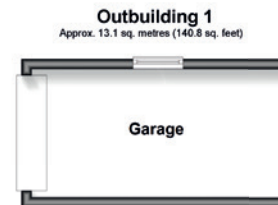
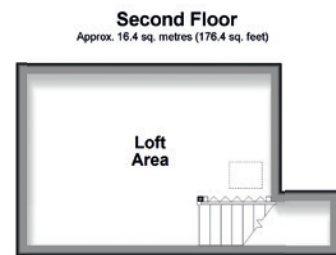
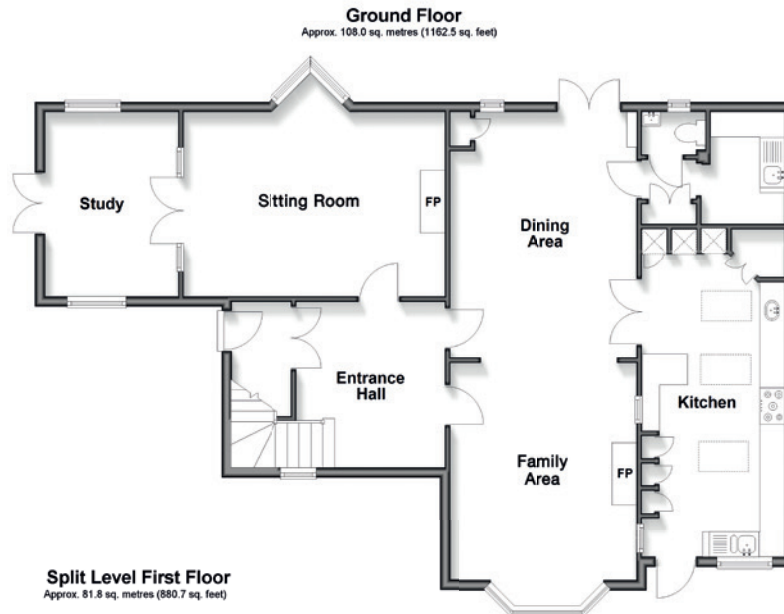
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|--------------------------------|--------------|
| Dover Grammar School for Boys  | 01304 206117 |
| Dover Grammar School for Girls | 01304 206625 |
| Sir Roger Manwood's Grammar    | 01304 610200 |
| Dover College                  | 01304 205969 |
| Duke of York's Military School | 01304 245024 |
| The Kings School Canterbury    | 01227 595501 |
| Kent College                   | 01227 763231 |
| St Edmunds                     | 01227 467500 |

#### Entertainment

|                  |              |
|------------------|--------------|
| The Zetland Arms | 01304 370114 |
| The Kings Head   | 01304 373915 |
| The Rising Sun   | 01304 373983 |
| Dunkerleys       | 01304 375016 |
| The Royal Hotel  | 01304 375555 |
| Whits of Walmer  | 01304 368881 |
| Victuals and Co  | 01304 374389 |

#### Local Attractions / Landmarks

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



## SPLIT LEVEL GROUND FLOOR

|              |                             |
|--------------|-----------------------------|
| Porch        |                             |
| Hallway      |                             |
| Sitting Room | 17'3 x 12'3 (5.26m x 3.74m) |
| Study        | 12'0 x 8'8 (3.66m x 2.64m)  |
| Dining Area  | 16'2 x 12'2 (4.93m x 3.71m) |
| Family Area  | 14'3 x 12'2 (4.35m x 3.71m) |
| Kitchen      | 21'9 x 9'2 (6.63m x 2.80m)  |
| Toilet       |                             |
| Utility      | 7'0 x 4'6 (2.14m x 1.37m)   |

## SPLIT LEVEL FIRST FLOOR

|                      |                                                        |
|----------------------|--------------------------------------------------------|
| Landing              |                                                        |
| Bedroom 1            | 13'5 (4.09m) narrowing to 10'10 (3.30m) x 12'3 (3.74m) |
| En Suite Shower Room |                                                        |
| Bedroom 4            | 8'8 x 7'6 (2.64m x 2.29m)                              |
| Bedroom 3            | 12'3 x 11'11 (3.74m x 3.63m)                           |
| Bedroom 2            | 12'5 x 12'2 (3.79m x 3.71m)                            |
| Bathroom             | 9'3 x 7'6 (2.82m x 2.29m)                              |

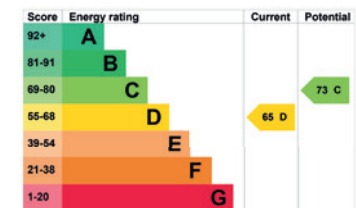
## SECOND FLOOR

|           |                             |
|-----------|-----------------------------|
| Loft Room | 15'3 x 10'8 (4.65m x 3.25m) |
|-----------|-----------------------------|

## OUTSIDE

Driveway  
Garage  
Front Garden  
Rear Garden  
Outbuilding  
Store  
Deck  
Terrace

Council Tax Band: E  
Tenure: Freehold



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