



Hightrees
2 Alexandra Road | Kingsdown | Deal | CT14 8DS

FINE & COUNTRY

Step inside

Hightrees

This impressive detached family home was originally built in 1960s but has been extended since that time. It is accessed via an automatic wrought iron gate that leads to a gravel driveway and the front entrance. There is a lovely entrance hall with a brick feature wall and porcelain tiled flooring as well as access to the garage which is now converted into a large storage facility and utility room with a washing machine and tumble dryer but could be re-instated as a double garage if required.

There is a multi-pane door that opens to the inner hall with a wrought iron balustraded staircase to the first floor and a large modern cloakroom with a pair of circular basins and drawers underneath. The superb light and airy open plan sitting area and ounge includes a box bay window overlooking the driveway, a cosy seating area in front of the raised contemporary log burner and a very wide archway to the conservatory providing a delightful open plan feel. Guests will enjoy having a meal in the lovely pitched roof conservatory with views over the garden and two sets of French doors to a patio and a vast decked terrace.

The delightful modern kitchen features porcelain tiled flooring and flat fronted cream coloured units housing two Bosch built in ovens and an induction hob as well as an integrated dishwasher, fridge and freezer. A wide archway leads to the dual aspect breakfast area that has a large lantern skylight and a door to a secluded terrace.

Upstairs you will find a spacious galleried landing leading to the family bathroom with porcelain tiles and a double basin and to five double bedrooms. These include one with a wall of sliding door wardrobes, another currently in use as a charming snug and the excellent main bedroom. This has an ensuite shower room, fitted cupboards and French doors to a balcony where you can enjoy sipping your morning coffee or a G and T later in the evening.

Although no longer in use as a garage, there are still automatic garage doors providing external access to the storage facility and utility room, while the driveway provides parking for at least four cars. There is a large shed plus a hexagonal garden storage shed and a wraparound lawn adjacent to the terraces. These include an Indian sandstone terrace and decking with a built in hot tub, providing delightful outdoor entertainment areas.

The garden is surrounded trees and shrubs and, as the treeline continues down as far as The Street, there would be sufficient space to build a separate annexe, subject to the necessary planning permissions.











Seller Insight

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We fell in love with the house the minute we walked into the lovely large living space some 39 years ago and have enjoyed living in this lovely family home ever since. While we have been here we have modernised the whole place including recently updating the bathrooms and kitchen. It will be a real wrench to leave and we will cherish the memories of our time here but we feel it is time to downsize.

Kingsdown is a charming fishing village with a golf club, a long seafront, a general store, post office, butcher/deli and three pubs including the dog friendly 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, eateries and Saturday market. If you feel energetic, the Tides swimming pool complex is not far away while, for golfing aficionados, as well as the Kingsdown and Walmer golf club, Deal includes the Royal Cinque Ports club but, if you want to go slightly further afield, there is 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 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	2.4 miles
Dover Docks	7.7 miles
Channel Tunnel	17.7 miles
Canterbury	19.0 miles
Charing Cross	81.8 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:	
Warden House Primary	01304 375040
The Downs Primary	01304 372486
Kingsdown and Ringwould Primary	01304 373734
Dover College Junior	01304 205969
St Lawrence Junior Ramsgate	01843 572912

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
Kings School Canterbury	01227 595501
St Edmunds	01227 475000
Kent College	01227 763231
St Lawrence Senior	01843 808080

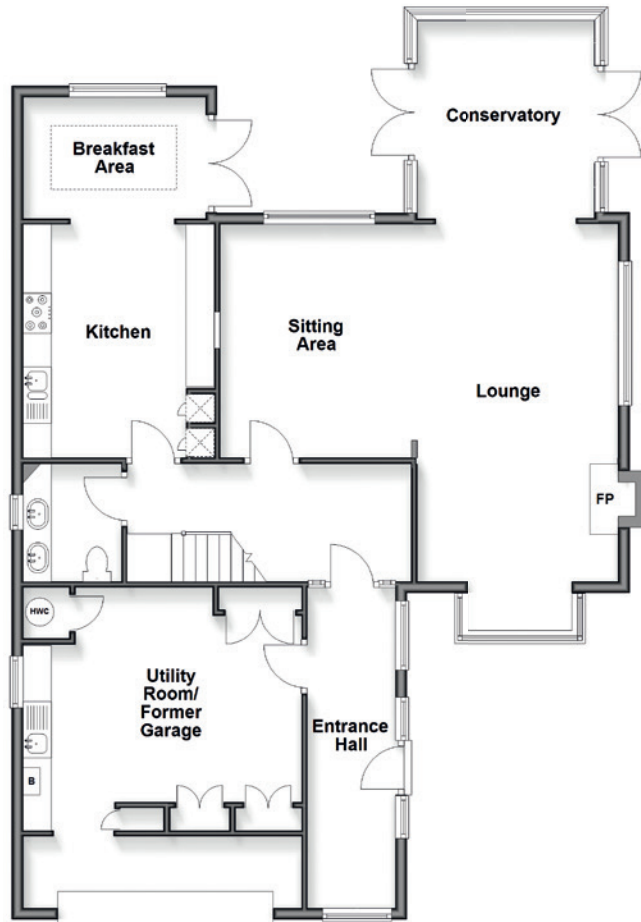
Entertainment

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

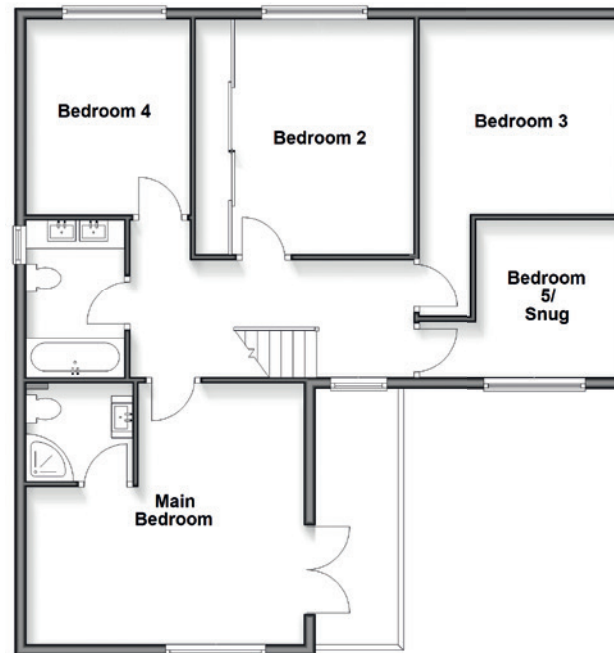
Local Attractions / Landmarks

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

Ground Floor
Approx. 124.6 sq. metres (1341.2 sq. feet)



First Floor
Approx. 90.3 sq. metres (972.5 sq. feet)



GROUND FLOOR

Entrance Hall	18'8 x 5'6 (5.69m x 1.68m)
Utility Room/Former Garage	16'10 x 14'1 (5.13m x 4.30m)
Inner Hall	
Lounge	20'11 x 11'5 (6.38m x 3.48m)
Sitting Area	13'7 x 10'5 (4.14m x 3.18m)
Conservatory	11'9 x 11'6 (3.58m x 3.51m)
Kitchen	13'7 x 11'1 (4.14m x 3.38m)
Breakfast Area	10'7 x 7'0 (3.23m x 2.14m)
Toilet	6'9 x 5'9 (2.06m x 1.75m)

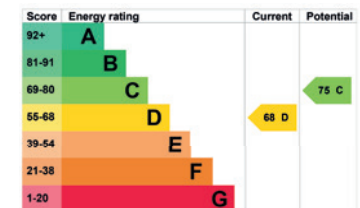
FIRST FLOOR

Landing	
Bedroom 5/Snug	9'2 x 8'4 (2.80m x 2.54m)
Bedroom 4	11'10 x 11'4 (3.61m x 3.46m)
Bedroom 2	13'7 x 12'9 into fitted wardrobes
(4.14m x 3.89m)	
Bedroom 3	11'2 x 9'4 (3.41m x 2.85m)
Family Bathroom	9'1 x 5'10 (2.77m x 1.78m)
Main Bedroom	16'1 x 15'1 maximum (4.91m x 4.60m)
Balcony	
En Suite Shower Room	6'6 x 5'8 (1.98m x 1.73m)

OUTSIDE

Electric Gated Driveway
Wraparound Garden
Shed
Summerhouse
Hot Tub

Council Tax Band: F
Tenure: Freehold



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