



The Firs
Ripple Road | Ripple | Deal | Kent | CT14 8HA

THE FIRS



Step inside

The Firs

Although this stunning family residence was only built in 1983, it has all the elegant hallmarks of a charming Regency property sitting in the midst of 0.9917 of an acre of delightful gardens. It is ideally situated only a mile from Walmer but surrounded by woodland and farmland so has all the advantages of country living yet is not far from the coast. The property is approached through a pair of impressive automatic wrought iron gates that open onto a vast block paved driveway that leads to the cupola topped double garage with automatic doors and to the charming veranda style entrance.

The front door opens into a large porch with herringbone wood parquet flooring and ornate coving that flows through much of the ground floor and an inner stained glass door with matching side panels leading to a very spacious reception hall that includes a large coat and boot cupboard and a cloakroom. It is at this stage that you begin to appreciate the Regency style features that give such a special character to the property including high coved ceilings, dado rails, impressive ceiling roses, panelled doors and fascinating full height windows providing a light and airy atmosphere.

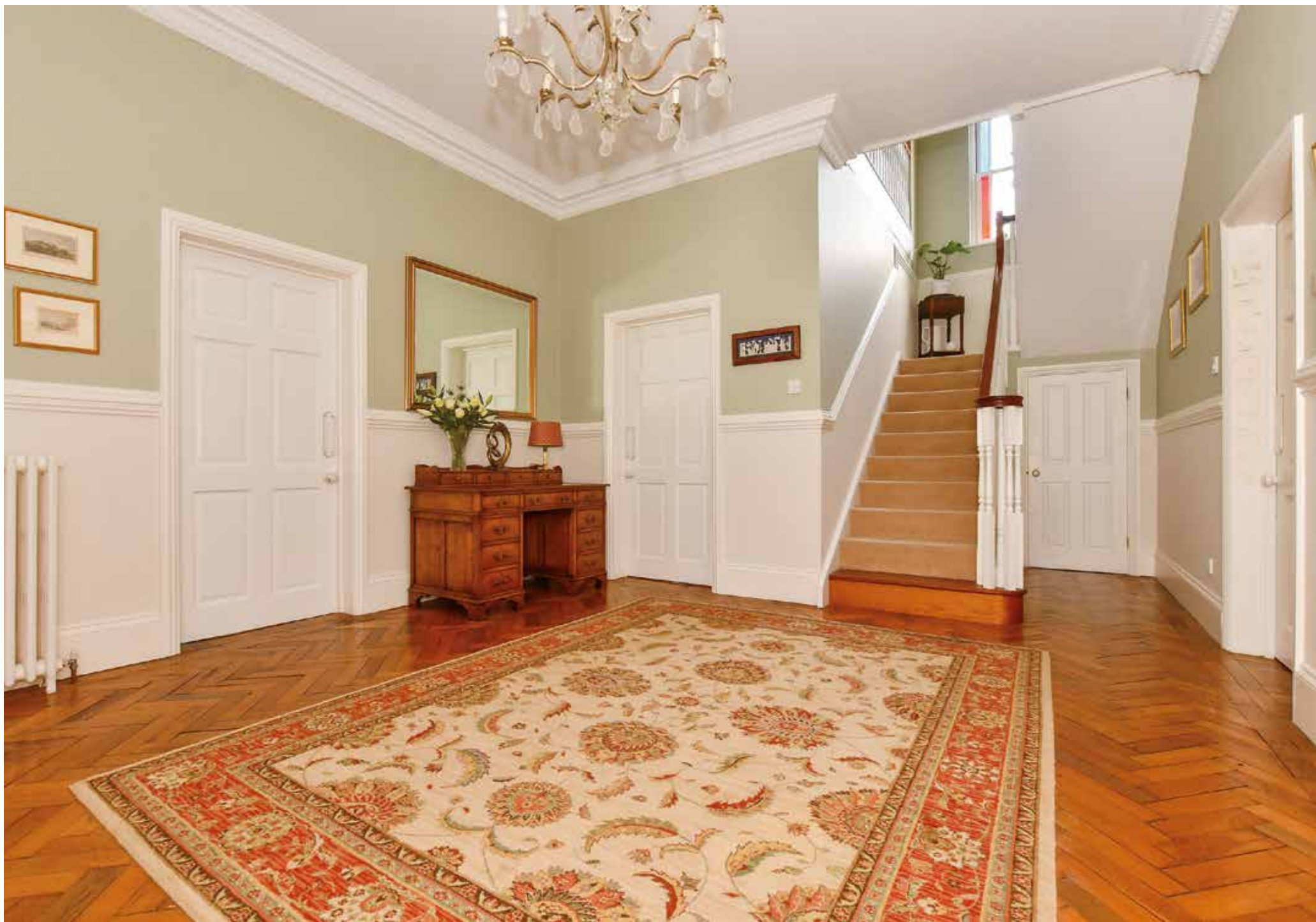
A good sized kitchen/breakfast room includes tiled flooring, a Leisure range cooker and bespoke painted wood units with granite worktops housing a dishwasher and a fridge freezer as well as an ornamental stove and plenty of room for a table and chairs. There are double doors that open into the delightful dual aspect family room with full height windows and a bay window and, when the doors are pulled back, it provides an open plan feel and is ideal for family get togethers.

At least a dozen guests could enjoy sitting down to a meal in the superb dual aspect dining room with French doors that open onto the driveway and double doors to the beautifully proportioned and elegant sitting room that features an impressive marble fireplace, a log burner and a slate hearth as well as French doors that open onto the crazy paved veranda with its wrought iron pillars. There is also a fitted utility room with space for laundry appliances and access to the garden as well as a large larder cupboard under the staircase.

This leads to a half landing with a stunning arched stained glass window and to the spacious galleried landing. Here you will find a contemporary family walk-in shower room and five large double bedrooms with bespoke shutters and delightful views including a dual aspect with fitted wardrobes and a guest room with built in cupboards and an ensuite bathroom as well as the impressive principal suite. This has a plethora of built in wardrobes and a luxurious bathroom with steps up to a sunken bath, twin basins, a bidet, toilet and a shower.

The gardens are a charming feature of this property and, at the rear, include an upper paved patio surrounded by shrub beds and colourful plantings, while a lower crazy paved and balustraded terrace overlooks the gorgeous koi carp pond with its rockery and tinkling waterfall and is ideal for al fresco dining. Steps lead down to well-manicured lawns bordered by impressive shrubs, trees and close board fencing and a gate that leads to the woodland.

There is also a greenhouse, a garden shed and a workshop at the rear of the double garage as well as the front garden that borders the drive and includes a lawn, a patio with raised rose beds, shrubs and hedging with an opening into a vast paddock style garden area surrounded by hedging and trees providing privacy and security. This area could be ideal as an outdoor entertainment complex with a swimming pool and tennis court or could be a paddock for a pony for anyone interested in equestrian activities.













Seller Insight

“ This has been a very special family home for the past 27 years and we will always have very happy memories of our time here – the weddings in a marquee, the parties flowing through the ground floor and the joy our children had growing up in this lovely place. We shall be sad to leave The Firs but we feel the time has now come for us to downsize. We love the quiet and tranquil countryside environment and having access to the adjacent woods and fields is ideal for taking the family dogs for a walk.

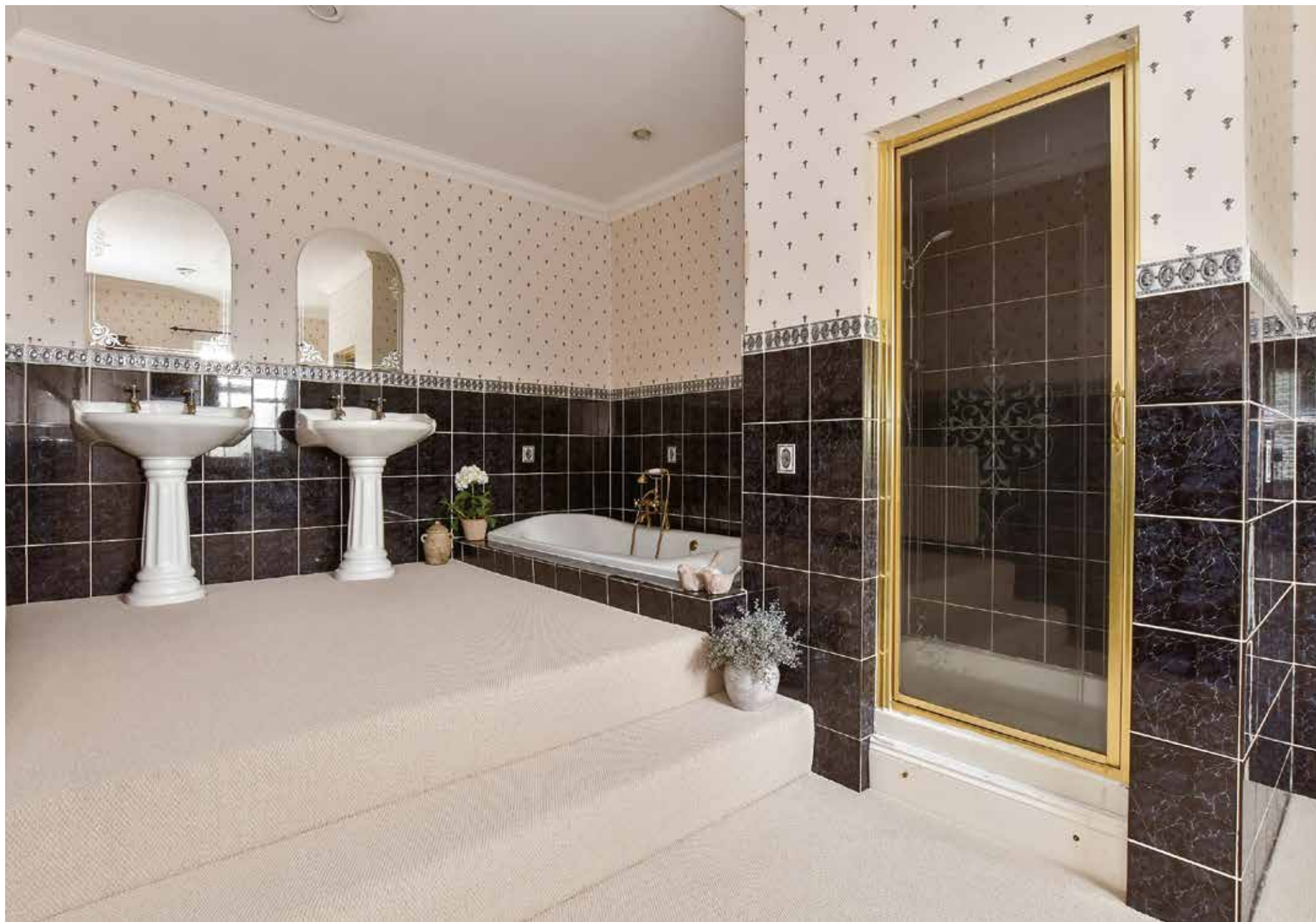
It is only a mile to Walmer with its local shops, church, pubs, the Downs Sailing Club and the beach while the mainline station with its high speed train can whisk you to London in an hour and 20 minutes, so it is particularly useful for commuters or if you want a day out in Town. Deal is close by with its wonderful shops, seafront, historic pier and restaurants including the Dining Club, The Blue Pelican and Little Harriet's tea rooms while the Tides swimming pool complex is easily accessible.

There is the Kingsdown and Walmer and the Royal Cinque Ports golf clubs for golfing enthusiasts and if you want to go slightly further afield there is also the championship courses at Royal St George's as well as Princes. There are a number of good primary schools in the area including Downs Primary or Northbourne prep school. while Dover, Canterbury and Sandwich offer excellent grammar school facilities with top class private schools in Dover, Thanet and Canterbury.*

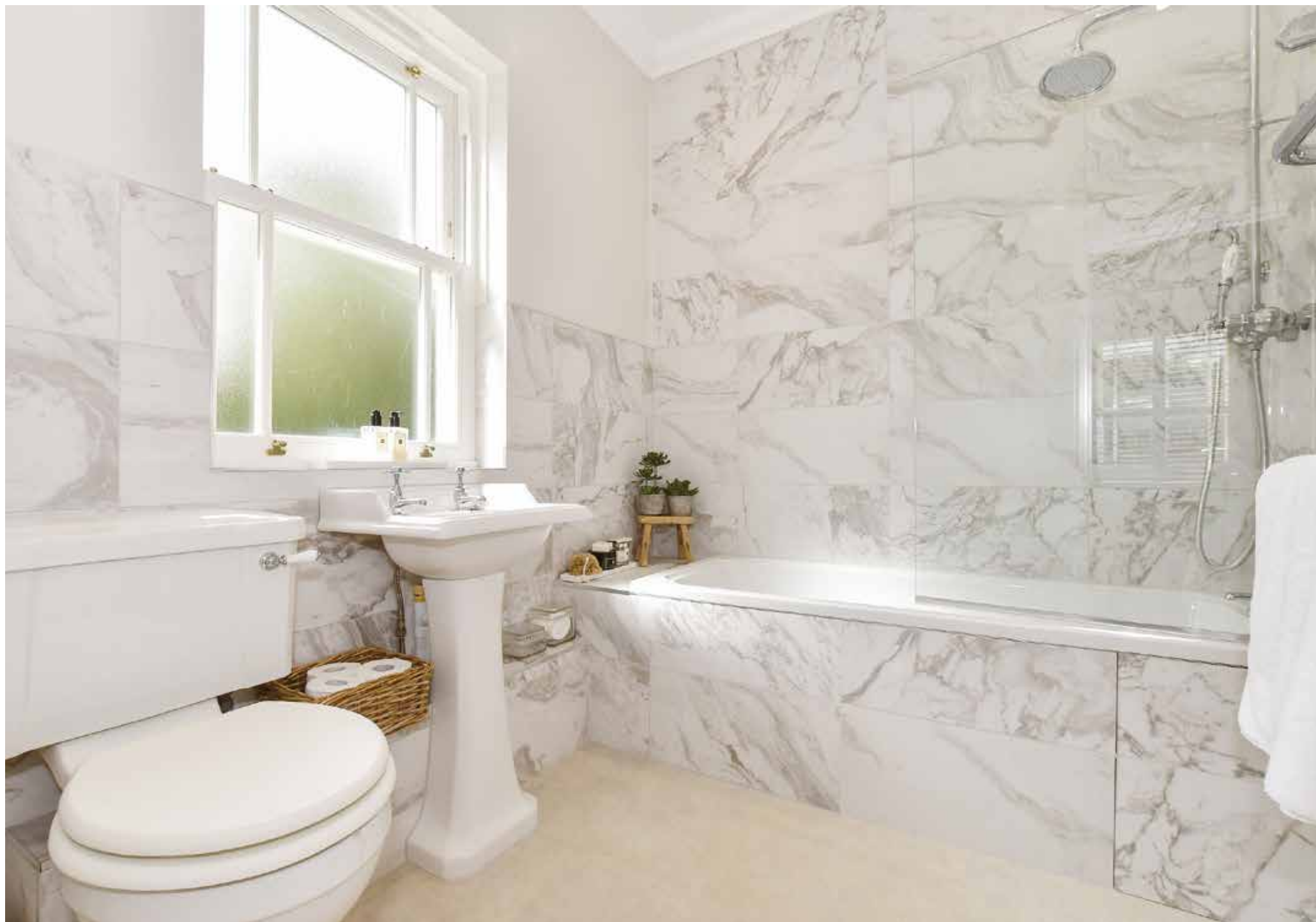
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















Travel Information

By Road

Walmer Station	1.1 miles
Dover Docks	7.8 miles
Channel Tunnel	18.4 miles
Canterbury	19.6 miles
Charing Cross	82.0 miles
Gatwick	84.9 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 New Golf Road Surgery
The Balmoral Surgery
The Cedars Surgery
St Richards Road Surgery
Buckland Hospital

Education

Primary Schools:

The Downs Primary	01304 372486
Kingsdown and Ringwould Primary	01304 373734
Northbourne Park prep school	01304 611215
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
Kings School Canterbury	01227 595501

Entertainment

Dunkerleys	01304 375016
The Royal Hotel	01304 375555
Whits of Walmer	01304 368881
The Zetland Arms	01304 370114
The White Cliffs Hotel	01304 852229
The Dining Club	01304 373569
The Blue Pelican	01304 783162
Harriet's Tearooms	01304 369748

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



Ground Floor
Approx. 178.1 sq. metres (1916.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

First Floor

Approx. 167.0 sq. metres (1798.0 sq. feet)



GROUND FLOOR

Porch	
Reception Hall	13'6 x 13'4 (4.12m x 4.07m)
Cloakroom	
Dining Room	19'5 x 16'1 (5.92m x 4.91m)
Sitting Room	26'9 x 23'3 (8.16m x 7.09m)
Coat Cupboard	
Pantry	
Family Room	16'1 x 15'2 (4.91m x 4.63m)
Kitchen / Breakfast Room	16'1 x 15'3 (4.91m x 4.65m)
Utility Room	13'7 x 5'7 (4.14m x 1.70m)

FIRST FLOOR

Landing	
Bedroom 5	16'0 x 10'7 (4.88m x 3.23m)
Shower Room	7'8 x 7'6 (2.34m x 2.29m)
Bedroom 3	16'1 x 14'2 narrowing to 11'9 (4.91m x 4.32m narrowing to 3.58m)
Bedroom 4	14'2 x 13'6 (4.32m x 4.12m)
Bedroom 2	L SHAPED 19'5 x 9'0 + 11'2 x 7'2 (5.92m x 2.75m + 3.41m x 2.19m)
En-suite Bathroom	7'7 x 6'2 (2.31m x 1.88m)
Principal Bedroom	23'2 x 16'3 (7.09m x 4.96m)
En-Suite Bath / Shower Room	16'2 x 10'11 (4.93m x 3.33m)

OUTSIDE

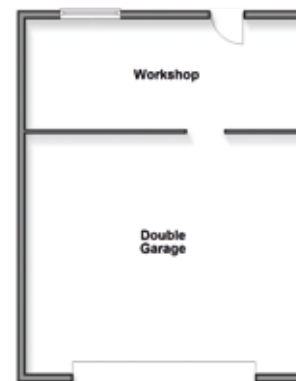
Rear garden
Land / Paddock
Front Garden
Electric Gated Driveway

OUTBUILDING

Double Garage	21'8 x 19'0 (6.61m x 5.80m)
Workshop	21'4 x 9'1 (6.51m x 2.77m)

Outbuilding

Approx. 55.9 sq. metres (602.1 sq. feet)



Council Tax Band: B
Tenure: Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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