



Jenkinson realestates

Hawkshill Camp Road
Walmer
Asking Price £1,350,000

Freehold

218 SQ. Metres (2346.53 SQ. Feet)

Council Tax: G

EPC Rating = F

Impressive Detached Home
Gardens Approaching $\frac{3}{4}$ Acres

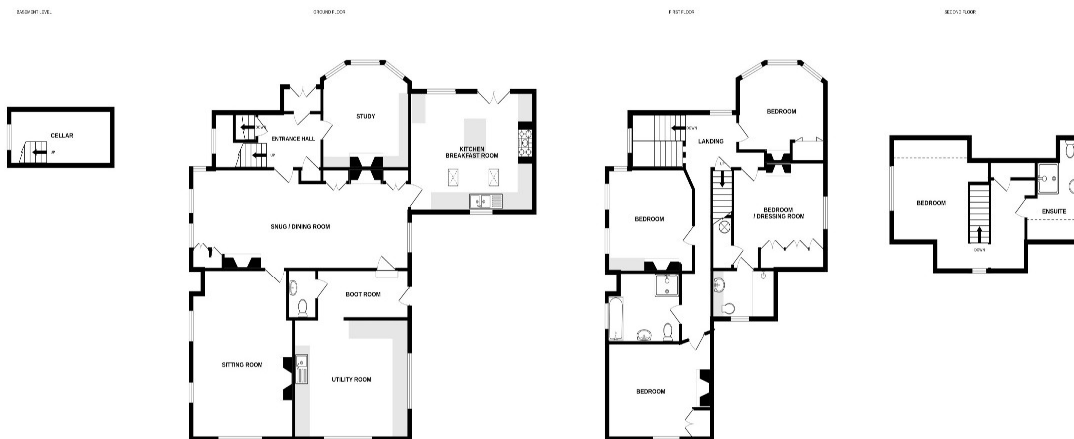
Offering Four / Five Bedrooms
Spacious Accommodation

Gated Gravelled Driveway
Secluded Location

Jenkinson Estates are pleased to bring to the market this substantial Victorian home in the secluded location of Hawkshill Camp Road, Walmer. The property is nestled in the middle of an impressive plot, that is approaching three quarters off an acre in size and is accessed via a gated gravel driveway. The accommodation is spacious throughout and offers versatile living spaces which is accessed via an entrance porch that opens to the hallway. From here the hallway opens to the study, the snug / dining room and a staircase that leads to the first floor and an additional staircase leads to the cellar. The snug / dining room is the heart of the home and opens to the sitting room, kitchen and a boot room that in turn, leads to the ground floor W.C. and a large utility room. The first floor continues to impress with four bedrooms, one of which is currently used as a walk-in wardrobe and leads to an en-suite shower room. This level is completed with the family bathroom that offers a four piece suite. The second floor leads to an additional bedroom, also complete with an en-suite shower room. Externally, as mentioned previously, the property sits in a good size plot that is approximately 0.7 acres and offers large lawned gardens that are bordered with mature hedging and an impressive monkey tree, patio seating areas and a brick outbuilding that provides storage. The property, being built in 1904 still retains many traditional features including fireplaces and sash windows. The property has an oil fired central heating system and cess pit drainage. A truly charming home that really must be seen to be appreciated. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation

Entrance Via;

Porch

Hallway

Study

13'11" x 11'10" (4.24m x 3.61m)

Snug / Dining Room

29'10" x 10'10" (9.09m x 3.30m)

Sitting Room

19'12" x 14'1" (6.10m x 4.29m)

Kitchen / Breakfast Room

17'1" x 15'8" (5.21m x 4.78m)

Boot Room and Separate W.C.

Utility Room

First Floor Landing

Bedroom One

14'6" x 12'8" (4.42m x 3.86m)

Dressing Room / Bedroom Two

12'4" x 12'5" (3.76m x 3.78m)

En-Suite Shower Room

Bedroom Three

14'1" x 13'2" (4.29m x 4.01m)

Bedroom Four

12'4" x 11'7" (3.76m x 3.53m)

Family Bathroom

Second Floor

Bedroom Five

15'10" x 12'3" (4.83m x 3.73m)

En-Suite Shower Room

Lower Ground Floor

Cellar

14'2" x 6'8" (4.32m x 2.03m)

Gated Gravel Driveway

Wrap Around Gardens

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

