

Leyswood, Hawksdown Walmer, CT14 7PL £915,000

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Leyswood Hawksdown, Walmer

A substantial detached family home, with generous gardens, set on the prestigious Hawksdown Estate.

Situation

the most coveted and picturesque locales in the area, provides essential amenities including a butcher, wash hand basins. pharmacy, and convenience store, complemented by charming cafes and inns. Its mainline railway station offers frequent high-speed services to London St Set back from the road with a block paved driveway cycle path passing Walmer and Deal castles. Heading north, Deal town centre has garnered numerous awards, renowned for its vibrant café It offers an eclectic mix of high street and specialty shops, local inns, and restaurants. Abundant sporting appeal.

The Property

Deceptive from the exterior, built circa 1960's, to the rear. Leyswood provides spacious accommodation set comfortably within a lovely plot. Extended by the existing owners the property provides an appreciable All mains services are understood to be connected level of accommodation and benefits from an array of gas central heating. The ground floor has a and verges. wonderfully bright open character with space aplenty. On entering the entrance vestibule and reception hall on the left hand side is a superb living room extending Dover District Council, White Cliffs Business Park, the full depth of the property, with feature fireplace and multi-fuel burner installed. To the rear of the property lies a dual aspect dining room and tucked Tenure away to the front is a separate snug. The kitchen/breakfast room is substantial with a number of high and low level cupboard units, integrated Current Council Tax Band: G cooking appliances and access to a rear utility room. This in turn has access to the garden and an integral doorway to the double garage. A useful ground floor cloakroom, off the hallway, compliments this floor level. The upper floor level benefits from a generous landing, with ample space for a desk, which provides access to five double bedrooms, two with ensuite

The esteemed "Hawksdown Estate" stands as one of shower rooms and a spacious family bathroom. A sixth single bedroom is presently used as a study and the boasting exclusivity and tranquility. Walmer village majority of bedrooms all have fitted wardrobes and/or

Outside

Pancras. Nearby, the seafront features a two-mile provides off road parking and access to twin doors, pebble shoreline, a popular promenade, and a scenic opening to an integral double garage. To the front elevation are mature clematis and climbing plants and well screened borders with access to both side elevations leading to rear pedestrian access. The culture, thriving arts scene, and historic architecture. stunning back garden is a magnificent feature of the property with generous grounds largely laid to lawn with sweeping borders along its boundary filled with shrubs and leisure facilities further enhance the area's and flowers giving interest all year round. A wide patio stretches across the rear elevation of the house and a selection of trees to borders include apple, ash and oak. Useful garden sheds, wood store and summerhouse lie

Services & Maintenance Charge

inclusive of solar panelling. Annual charge of £150 paid solar panels as well as double glazed windows and to the Hawksdown Estate for maintaining the road, trees

Local Authority

Whitfield, Dover, Kent, CT16 3PJ.

Freehold

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.















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Total Approximate Area = 2960 sq ft / 274.9 sq m Garage = 452 sq ft / 41.9 sq m Total = 3412 sq ft / 316.8 sq m For identification only - Not to scale



Sitting Room 21' 11" x 14' 11" (6.68m x 4.54m)

Dining Room 19' 5" x 12' 1" (5.91m x 3.68m)

Kitchen/Diner 29' 9" x 12' 11" (9.06m x 3.93m)

Snua 12' 10" x 12' 2" (3.91m x 3.71m)

Cloakroom 6' 5" x 2' 6" (1.95m x 0.76m)

Utility Room 11' 7" x 6' 5" (3.53m x 1.95m)

Garage One 22' 11" x 11' 10" (6.98m x 3.60m)

WC 4' 6" x 2' 11" (1.37m x 0.89m)

Garage Two 15' 11" x 11' 10" (4.85m x 3.60m)

First Floor

Bedroom One 24' 0" x 10' 10" (7.31m x 3.30m)

Ensuite One 5' 11" x 5' 6" (1.80m x 1.68m)

Bedroom Two 13' 2" x 11' 0" (4.01m x 3.35m)

Sandwich

Ensuite Two 10' 11" x 5' 8" (3.32m x 1.73m)

Bedroom Three 15' 0" x 12' 5" (4.57m x 3.78m)

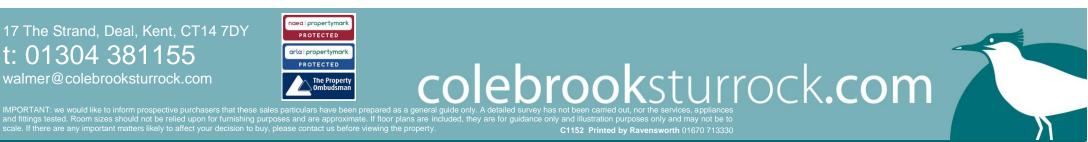
Bedroom Four 12' 10" x 12' 1" (3.91m x 3.68m)

Bedroom Five 14' 11" x 9' 3" (4.54m x 2.82m)

Bedroom Six 11' 7" x 6' 0" (3.53m x 1.83m)

Bathroom 10' 2" x 5' 11" (3.10m x 1.80m)





Saltwood

Hawkinge

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International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.

Also in:

Elham

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Property

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