



Hampden House, 9 Church Street
Walmer, Deal, CT14 7RX
£1,250,000

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Hampden House

9 Church Street, Walmer, Deal

A handsome period detached home with deceptively spacious interior. beautifully refurbished within the historic quarter of Upper Walmer.

Situation

Walmer Village is the heart of Upper Walmer, featuring essential amenities in charming Victorian buildings, including churches and shops. To the east, the English Channel provides a natural boundary with an unspoiled pebble shoreline, complemented by a two-mile cycle route and footpath leading to the vibrant town of Deal. This fashionable coastal destination boasts award-winning charm with its picturesque seafront and eclectic high street, filled with diverse restaurants, cafes, and unique independent shops and galleries. The area offers numerous local sporting facilities, including championship golf courses, sailing clubs, and the popular Walmer Tennis and Croquet Club. For convenient travel, Walmer station provides regular coastal services and connects to the Javelin high-speed service to London St Pancras. Additionally, Dover, approximately seven miles away, offers connections to the national motorway network, including routes to the historic Cathedral city of Canterbury.

The Property

With its elegant symmetrical features, this grand double bay-fronted Victorian villa boasts origins dating back to the early 1800s. Spanning three expansive floors and featuring charming mezzanine levels and a generous cellar, this villa offers an abundance of space and sophistication. The current owners have lovingly restored and enhanced the property, creating a vibrant and inviting atmosphere perfect for both living and entertaining. Outside steps and a fanlight window frame the entrance, opening to a welcoming hall flanked by two classic reception rooms. These rooms are a blend of tradition and luxury, with high bay windows flooding the space with natural light, and grand fireplaces serving as focal points. Descend a few steps to discover an open-plan kitchen and dining area that overlooks a picturesque garden. This space is bathed in sunlight from large windows and bifold doors, with the kitchen boasting a central island with a marble countertop and top-of-the-line integrated appliances, seamlessly connecting the indoors with the serene garden outside. A side extension has been ingeniously transformed into a stylish annex, featuring open-plan living with a sitting room, kitchen, and shower room. Currently used as an Airbnb, this one-bedroom annex offers versatility and modern comfort. The upper floors of the villa are designed for flexible living, with bathrooms and shower rooms thoughtfully placed on each level. The property offers seven spacious double bedrooms, four luxurious bath/shower rooms, a dressing room, and a walk-in linen cupboard, ensuring ample space for a large family. The master bedroom is a sanctuary of its own, featuring French doors that open onto a private balcony with tranquil garden views. This remarkable property is a perfect blend of historical charm and contemporary luxury, offering a unique and stylish living experience for discerning buyers.

Outside

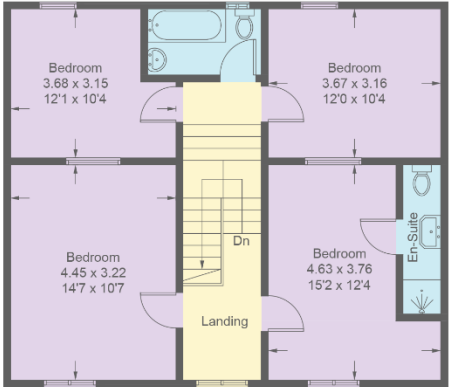
Hampden House is gracefully set back from the road, accessed via an in-and-out carriage driveway. This approach offers ample off-street parking, framed by mature trees and lush shrubs. A single garage to one side provides generous storage space. The quintessentially English, south-facing rear garden is a beautifully designed retreat, with high brick walls offering both space and privacy. Thoughtfully arranged to maximise its generous dimensions, the garden features various pockets of interest, each contributing to its serene ambiance. A flagstone terrace and paving extend along the rear elevation, providing direct access to the kitchen. At the heart of the garden lies a flat lawn and a tranquil water feature, surrounded by mature planting and dominated by a venerable old apple tree. To one side is a charming potager kitchen garden, while the rear elevation boasts two covered retreats perfect for seating and alfresco dining, enhancing the allure of this enchanting outdoor sanctuary. Trellis work adorned with climbing plants and raised beds adds a delightful backdrop to this idyllic setting.



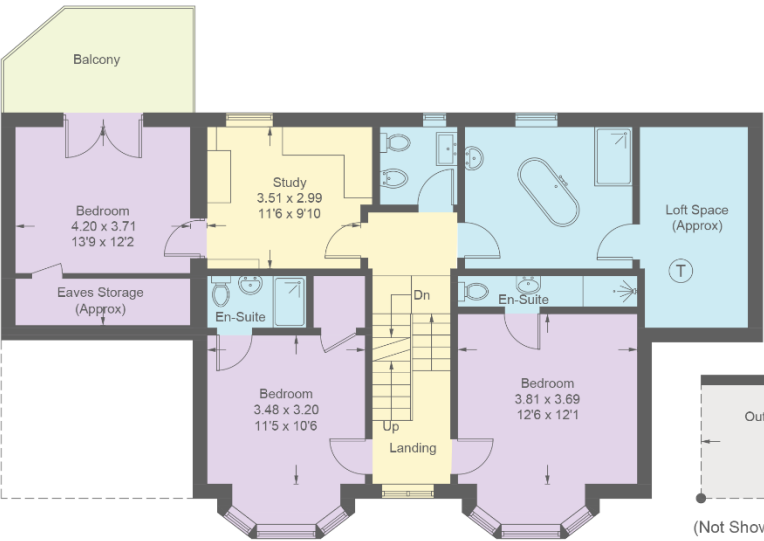


To view this property call Colebrook Sturrock on [01304 381155](tel:01304381155)

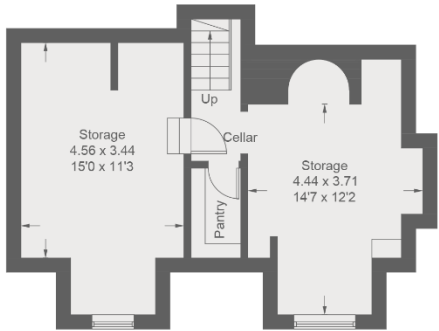
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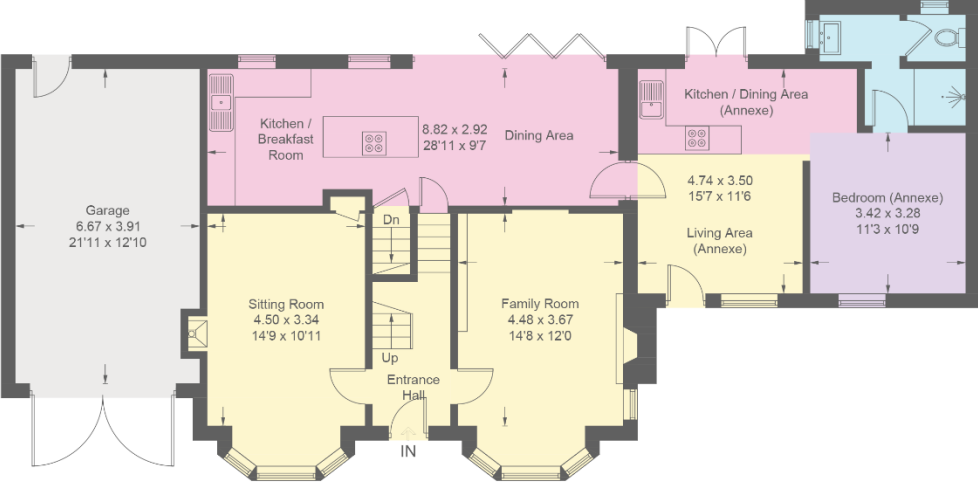
Second Floor - 71.4 sq m / 768 sq ft



First Floor - 99.4 sq m / 1070 sq ft

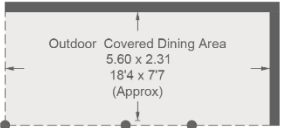


Cellar - 41.1 sq m / 442 sq ft



Ground Floor - 109.5 sq m / 1179 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



(Not Shown In Actual Location / Orientation)

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ

Tenure

Freehold

EPC Rating: D

Current Council Tax Band: G

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.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1086665)

Approximate Gross Internal Area = 280.3 sq m / 3017 sq ft (Excluding Outdoor Covered Dining Area)

Cellar = 41.1 sq m / 442 sq ft
 Garage = 26.1 sq m / 281 sq ft
 Total = 347.5 sq m / 3740 sq ft



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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