



28 Archery Square
Walmer, Deal, CT14 7HP
£1,150,000

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28 Archery Square

Walmer, Deal

An exquisite period residence, nestled within Archery Square, showcasing characterful accommodation of elegant proportions.

Situation

Archery Square has long been coveted as a highly desirable address, due to the commanding period buildings overlooking the ever popular Walmer Lawn Tennis and Croquet Club. The property is just 250 yards from the seafront with its two mile pebble shoreline offering a wide range of water sports with various sailing, rowing, and angling clubs together with the popular promenade and cycle path. The parade of shops on The Strand provides shopping essentials and a variety of cafes and restaurants. Deal town centre to the north has won several awards for its eclectic high street with a growing cafe culture, local inns and restaurants along with a selection of high street multiples and wonderful individual shops. Both Walmer and Deal have a mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras. Commuters will be pleased to find quick access to A2/M2 and connections to the Kent motorway network, Channel Tunnel and Dover Port. The surrounding countryside offers endless walking opportunities and there are four good golf courses within a radius of six miles.

To the lower ground floor is a cosy yet versatile space, currently utilised as a cinema room. The high ceilings and generous proportions continue to the first floor where three welcoming double bedrooms are serviced by a shower room and truly luxurious family bathroom, complete with roll top freestanding bath and separate large shower enclosure. The study/fourth bedroom boasts glazed French doors opening onto a tiled balcony commanding delightful views over Archery Square with sea glimpse beyond. Gas central heating together with bespoke Accoya wood double glazed doors and windows, crafted by Andrew Jaynes, run throughout this elegant home.

Outside

A small front garden is enclosed with ornate wrought iron railings, whilst to rear an enclosed courtyard garden is beautifully landscaped with Indian Sandstone. A single garage, measuring 15' 2" x 9' 9" (4.62m x 2.97m), complete with electric roller door, and plumbing for washing machine, lies to the rear with vehicular access gained from King Street. A timber gate gives pedestrian access from the courtyard on to King Street.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

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.

The Property

Beyond the crisp white rendered facade of this handsome Victorian residence lies well proportioned and characterful accommodation that has been the subject of a comprehensive refurbishment by the current owners. All aspects of this truly enviable home, from the new wiring, plumbing and plastering through to the ornate cast iron radiators and authentic 1860's designed corning and ceiling roses, have been lovingly thought out and exquisitely executed. The entrance hall and dual aspect sitting/dining room showcase the original floorboards that have been brought back to life and run throughout the house, whilst a useful cloakroom is situated under the stairs. To rear lies a magnificent kitchen/breakfast room fitted with a beautiful range of bespoke solid wood units and matching island, handcrafted by 'Thoroughly Wood', paired with quartz worktops and integrated appliances. Beyond lies a light filled conservatory overlooking and opening onto the courtyard garden.





To view this property call Colebrook Sturrock on **01304 381155**



TOTAL FLOOR AREA : 1904 sq.ft. (176.9 sq.m.) approx.

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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Porch

8' 0" x 4' 6" (2.44m x 1.37m)

Sitting/Dining Room

24' 11" plus bay x 16' 2" (7.59m x 4.92m) narrowing to 13' 11" (4.24m)

Kitchen/Breakfast Room

21' 1" x 9' 5" (6.42m x 2.87m) widening to 12' 6" (3.81m)

Conservatory

13' 8" x 11' 4" (4.16m x 3.45m)

Lower Ground Floor

Cinema Room

12' 9" x 11' 8" (3.88m x 3.55m)

First Floor

Bedroom One

12' 6" plus bay x 12' 0" (3.81m x 3.65m)

Bedroom Two

13' 11" x 12' 0" (4.24m x 3.65m)

Bedroom Three

12' 5" x 12' 1" (3.78m x 3.68m)

Bedroom Four/Study

8' 9" x 8' 3" (2.66m x 2.51m)

Shower Room

8' 9" x 3' 2" (2.66m x 0.96m)

Bathroom

11' 7" x 8' 11" (3.53m x 2.72m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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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