



The Coach House, 4 Hawksdown Cottages
Grams Road, Walmer, CT14 7PP
£695,000

colebrooksturrock.com





The Coach House

4 Hawksdown Cottages, Grams Road, Walmer

A charming family home with excellent potential and remarkable gardens, located in the highly sought-after area of Walmer.

Situation

Hawksdown Cottages lies at the seaward end of Grams Road, a short drive from Walmer village which continues to be a focal point with the churches and shops housed in Victorian buildings offering all the essentials expected in a village environment. The seafront is close by with its two mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles enroute. Deal to the north is a thriving traditional seaside town with an award winning high street, growing cafe culture, many local inns and restaurants, along with high street and individual shops. Walmer has a comprehensive bus route and mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

The Property

Nestled in a highly sought-after location, The Coach House presents a rare opportunity to acquire a distinctive family home with great scope for improvement. The property adjoins the rear of a row of terraced houses known as Hawksdown Cottages. Inside, a wide central hallway leads to two main reception rooms with a dining room on the right and a dual-aspect sitting room on the left, featuring an exposed brick corner open fireplace and French doors opening to the garden. At the rear, the kitchen/breakfast room is equipped with honey oak units and integrated cooking appliances. The rear vestibule serves as a utility area, providing access to the garden and a ground floor shower room. The newly built conservatory, with double doors leading to a small patio, offers charming views of the beautiful gardens. Upstairs, a spacious landing with a linen cupboard housing a gas boiler leads to three double bedrooms and a fitted bathroom to rear. The master bedroom connects to an additional elevated room with unconventional access, creating a flying freehold over the neighboring property. The property benefits from new double-glazed windows and doors

throughout, as well as gas central heating and a newly insulated roof.

Outside

The Coach House is accessed via a shared side road that leads to a driveway with ample parking for several vehicles, a single garage, and a separate carport with a brick-built storage area behind it. The property's expansive gardens extend to the side and rear, mainly laid to lawn, and feature a variety of mature shrubs, flowering plants, a hawthorn tree, and several apple trees. A patio area at the rear of the property connects to the sitting room via steps and leads down to the lawn. An additional smaller patio, located off the conservatory, offers a tranquil spot to enjoy the surroundings, including a kitchen garden that spans the rear, complete with a greenhouse and a timber garden shed.

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: C

EPC Rating: D

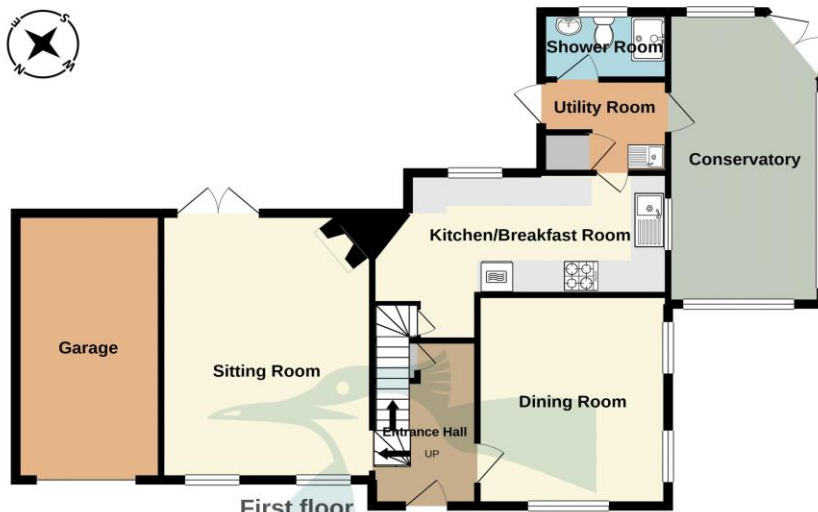
Agents Note

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.

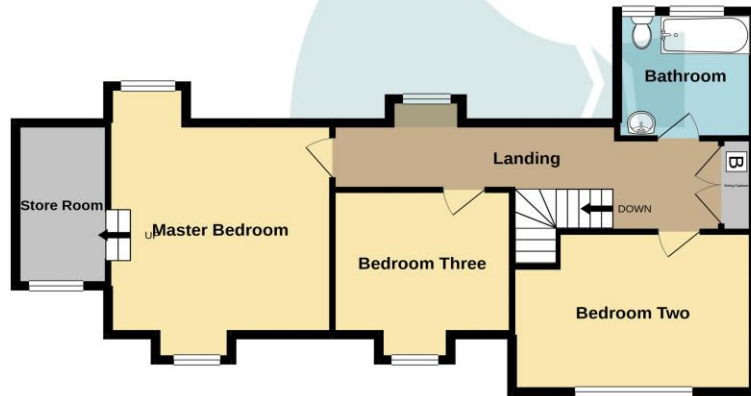


To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
977 sq.ft. (90.8 sq.m.) approx.



First floor
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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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Sitting Room

17' 0" x 16' 7" (5.18m x 5.05m)

Dining Room

15' 1" x 11' 0" (4.59m x 3.35m)

Kitchen/Breakfast Room

19' 8" x 9' 8" (5.99m x 2.94m)

Utility Room

8' 1" x 5' 1" (2.46m x 1.55m)

Shower Room

8' 1" x 4' 1" (2.46m x 1.24m)

Conservatory

18' 3" x 9' 2" (5.56m x 2.79m)

First Floor

Master Bedroom

15' 10" x 14' 2" (4.82m x 4.31m)

Store Room

12' 8" x 9' 0" (3.86m x 2.74m)

Bedroom Two

13' 1" x 10' 11" (3.98m x 3.32m)

Bedroom Three

10' 4" x 9' 6" (3.15m x 2.89m)

Bathroom

9' 2" x 7' 3" (2.79m x 2.21m)

Garage

Approximately 16' 5" x 8' 8" (5.00m x 2.64m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 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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