



2 Ringwold Cottage, Back Street
Ringwold, Deal, CT14 8HN
£550,000

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2 Ringwould Cottage

Back Street, Ringwould, Deal

A charming semi-detached Victorian property with generous proportions, nestled in the picturesque village of Ringwould with driveway parking and beautifully landscaped gardens that surround the home.

Situation

Located between Deal and Dover, Ringwould is a small, peaceful semi-rural hamlet centered around St Nicholas Church and the Conservation Area. Local amenities are a short distance away at both Walmer and picturesque Kingsdown, which also provides a local primary school and access to the beach and seafront. To the south lies the harbour town of Dover which is undergoing a period of transformation with considerable investment in the new Marina and St. James' Retail Park. Deal's award winning high street offers a mix of independent shops, cafes and eateries, a weekly market, vibrant seafront and thriving art scene. Rail services from Martin Mill, Dover and Deal include the Javelin high speed link to London St. Pancras.

the main entrance on the side. The front of the house features a tile-hung facade, and the property benefits from vehicular access with parking for multiple vehicles, as well as a coach house/large garage that includes a utility area and an inspection pit. The private, fully enclosed garden is primarily laid to lawn, complemented by mature shrubs and flowering borders. An attractive flint and brick wall forms a charming backdrop to the lawn, with a greenhouse discreetly positioned near the rear boundary.

Services

Mains electric, water and drainage are understood to be connected to the property. Gas central heating and cooking via LPG cylinders. There is no gas in the village.

The Property

2 Ringwould Cottage is an exemplary traditional Victorian family home, offering generous living accommodation spread across three floors. The front of the property features a spacious sitting room with a double-aspect bay window and a traditional Victorian fireplace, alongside a substantial formal dining room that flows seamlessly into a country-style kitchen with ample cabinetry and access to the garden. Stairs from the dining room lead to a substantial cellar room, ideal for storage. A central open-walled staircase leads to the first floor, where you will find two large double bedrooms and a family bathroom. The third bedroom is situated on the second floor, accompanied by a bright and airy study area with pleasant rooftop views and built-in storage.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: 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.

Outside

The property is set back from the road, with a front southerly aspect nestled behind a mature front garden with trees, shrubs, and a pathway leading to



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



TOTAL FLOOR AREA : 1722 sq.ft. (160.0 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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Entrance Hallway

7' 0" x 3' 6" (2.13m x 1.07m)

Sitting Room

18' 11" x 10' 4" (5.76m x 3.15m)

Dining Room

18' 9" x 9' 4" (5.71m x 2.84m)

Kitchen

10' 2" x 9' 7" (3.10m x 2.92m)

Cellar

13' 6" x 8' 11" (4.11m x 2.72m)

First Floor Landing

7' 10" x 7' 10" (2.39m x 2.39m)

Master Bedroom

15' 4" x 11' 9" (4.67m x 3.58m)

Bedroom Three

10' 9" x 10' 9" (3.27m x 3.27m)

Bathroom

7' 8" x 6' 1" (2.34m x 1.85m)

Second Floor

Study Area

17' 11" x 12' 4" (5.46m x 3.76m)

Bedroom Two

17' 5" x 11' 5" (5.30m x 3.48m)

Coach House Entrance

8' 6" x 8' 4" (2.59m x 2.54m)

Utility Room

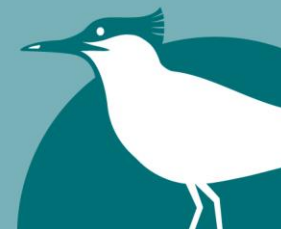
8' 7" x 5' 10" (2.61m x 1.78m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F		
1-20	G	15 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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