



Tudor Lodge, Church Cliff  
Kingsdown, Deal, CT14 8AT  
OIEO £985,000

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# Tudor Lodge

Church Cliff, Kingsdown, Deal

An immaculately presented detached family home occupying an enviable position amongst beautiful private gardens, and commanding fine views.

## Situation

Tudor Lodge within Church Cliff, a prestigious location near the village church, occupies an enviable setting within this private road. Kingsdown is a quiet seaside village with a local parade of shops for every day needs together with three local inns, village primary school and sheltered beach set within the Lea of the White Cliffs of Dover, a recognised Area of Outstanding Natural Beauty. The towns of Deal and Dover lie to the north and south respectively with a wide range of shopping and sporting opportunities. Deal has won numerous awards for its eclectic high street, renowned historic quarter and colourful arts scene. Rail services run from Walmer with the Javelin high speed link to London St Pancras. Road links from Dover provide access to the southern motorway network, including the cultural city of Canterbury to the west.

## The Property

Commanding an enviable, and very private position, within the highly regarded Church Cliff, Tudor Lodge offers immaculately presented modern accommodation of elegant proportions. A spacious and welcoming central reception hall sets the scene for the generous and beautifully presented interior beyond. The triple aspect sitting room lies to the left, with an impressive brick fireplace taking centre stage, whilst glazed French doors open to the garden. The bay windowed dining room overlooks the front garden with a modern ground floor wet room and an adjacent separate utility room sitting behind. The kitchen/breakfast room is a delightful, light and airy space fitted with attractive light grey and navy shaker units and integrated appliances. From the galleried first floor landing are four spacious double bedrooms all having ample built in storage, with the addition of an ensuite cloakroom to bedroom two and a stylish contemporary ensuite shower room to the principal bedroom. A further family bathroom benefits from a three piece matching white suite and a separate corner shower cubicle. This much loved family home is fully double glazed and gas centrally heated.

## Outside

Tudor Lodge is approached via a private gravelled driveway providing ample parking and vehicular access to the double garage, with electric door, power and lighting connected. Brick and paved steps rise to an elevated area of lawn bordered by well-tended established trees and shrubs. Side access leads into the utility room and through to a truly stunning rear garden. This beautifully maintained west facing landscaped garden enjoys a sunny paved patio running along the rear elevation with two sets of semicircular brick steps rising to the shaped lawns enveloped by well stocked flowerbeds providing year round interest. A charming workshop/potting shed is nestled to one side and the mature trees create a dramatic backdrop to this tranquil and secluded space.

## 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: G**

**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  
1129 sq.ft. (104.9 sq.m.) approx.



First floor  
1120 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 2248 sq.ft. (208.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Reception Hall  
17' 3" x 12' 4" (5.25m x 3.76m)

Sitting Room  
24' 5" x 14' 8" (7.44m x 4.47m)

Dining Room  
14' 8" x 11' 0" into bay (4.47m x 3.35m)

Kitchen/Breakfast Room  
25' 10" x 11' 7" (7.87m x 3.53m)

Utility Room  
8' 0" x 6' 3" (2.44m x 1.90m)

Shower Room  
7' 11" x 5' 7" (2.41m x 1.70m)

First Floor

Principal Bedroom  
14' 8" x 12' 5" (4.47m x 3.78m)

Ensuite Shower Room  
9' 4" max x 8' 8" (2.84m x 2.64m)

Bedroom Two  
14' 8" x 11' 1" (4.47m x 3.38m)

Ensuite Cloakroom  
8' 6" into recess x 3' 11" (2.59m x 1.19m)

Bedroom Three  
13' 8" x 11' 7" (4.16m x 3.53m)

Bedroom Four  
13' 0" x 10' 4" (3.96m x 3.15m)

Bathroom  
11' 8" x 8' 4" (3.55m x 2.54m)

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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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