



The Olde House, 96 Manor Road
Deal, CT14 9DB
£695,000

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The Olde House

96 Manor Road, Deal

A beautifully refurbished Grade II Listed family home boasting an abundance of character features, a delightful garden and private parking.

Situation

The Olde House is nestled among a collection of historic and charming homes, with the Church of St. Leonard at the corner. This area of Manor Road, along with the nearby Rectory Road, is one of the oldest parts of Upper Deal and is part of a Conservation Area, closely linked to Tormore School. Conveniently located, this setting offers easy access to the town's amenities and provides a direct route to the historic Cinque Port of Sandwich. The seafront is just a short distance away, featuring a two-mile pebble beach, a popular promenade, and a cycle path, with both Walmer and Deal castles along the way. Deal town centre is renowned for its award-winning High Street, offering a lively atmosphere with a variety of unique independent shops and beloved eateries. The mainline railway station provides regular services to Dover and the Javelin high-speed link to London St Pancras.

The Property

The Olde House is an impressive Grade II Listed family home, believed to date back to circa 1680 during the Queen Anne period. The property has been extensively and thoughtfully refurbished, featuring a fresh, modern minimalist design that beautifully highlights the abundance of original character features, including extensive panelling and a striking inglenook fireplace among the many original fireplaces throughout the home. The spacious accommodation is spread across three floors, with a classic double-fronted layout offering four connecting reception rooms along the front elevation, complemented by a centrally positioned entrance hall. From the dining room is a sleek contemporary galley kitchen featuring integrated fridge, cooking appliances, and a seamless stainless steel worktop with moulded sink. At the rear, a long panelled hallway gives additional access to the kitchen leads to; a study with a charming Yorkshire sash window overlooking the rear garden, and a practical utility/cloakroom, plus one of two dry cellar areas. A beautiful enclosed staircase rises to the first floor, where you'll find three generous double

bedrooms, two of which are particularly spacious—one with a contemporary ensuite shower room and the other with a dressing room. The second floor features two additional double bedrooms, useful storage room, and a family bathroom, complete with a free-standing roll-top bath. The property benefits from gas central heating, powered by a newly fitted boiler system and radiators. Traditional panelled and sash windows are featured throughout and have been lovingly restored.

Outside

At the rear, you'll find a delightful garden, featuring a series of winding pathways that connect various sections, creating a uniquely charming outdoor space. The garden is centred around an area of lawn, bordered by mature shrubs and a lovely Ash tree, all enclosed by elegant brick walls. A set of stairs descends to the second cellar, which is perfect for a workshop or garden storage area. A pathway leads to a private, gated parking area tucked away in the rear corner, there is a new timber storage shed plus an additional space for parking accessible from London Road.

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: F

EPC Rating: N/A

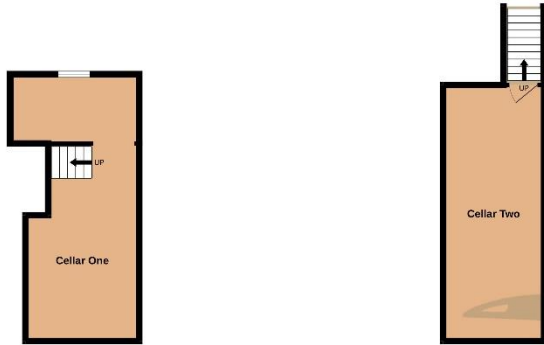
Agents Note

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.

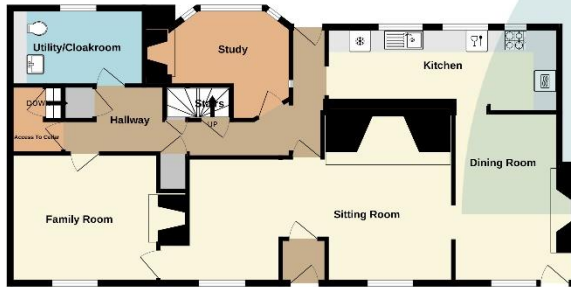


To view this property call Colebrook Sturrock on **01304 381155**

Basement
474 sq.ft. (44.0 sq.m.) approx.



Ground floor
1080 sq.ft. (100.4 sq.m.) approx.



Second floor
603 sq.ft. (56.0 sq.m.) approx.



First floor
892 sq.ft. (82.9 sq.m.) approx.



Sitting Room

23' 8" x 12' 1" (7.21m x 3.68m)
narrowing to 11' 5" (3.48m)

Family Room

13' 2" x 11' 9" (4.01m x 3.58m)

Dining Room

15' 6" x 9' 2" (4.72m x 2.79m)

Kitchen

19' 5" x 6' 3" (5.91m x 1.90m)
increasing to 7' 1" (2.16m)

Study

10' 2" x 7' 1" (3.10m x 2.16m)

Utility/Cloakroom

10' 5" x 6' 3" (3.17m x 1.90m)

First Floor

Principal Bedroom

17' 11" x 13' 3" (5.46m x 4.04m)

Ensuite Shower Room

10' 5" x 7' 11" (3.17m x 2.41m)

Bedroom Two

19' 3" x 15' 3" at widest (5.86m x 4.64m)

Dressing Area

15' 4" x 5' 1" (4.67m x 1.55m)

Bedroom Four

10' 9" x 8' 0" (3.27m x 2.44m)

Second Floor

Bedroom Three

20' 8" x 12' 0" (6.29m x 3.65m)
increasing to 14' 7"

Bedroom Five

14' 0" x 12' 0" (4.26m x 3.65m)

Bathroom

13' 4" x 9' 5" (4.06m x 2.87m)

Store Room

6' 7" x 4' 2" (2.01m x 1.27m)

Cellar One

17' 11" x 10' 1" (5.46m x 3.07m)
plus 11' 5" x 6' 3" (3.48m x 1.90m)

Cellar Two

23' 6" x 8' 11" (7.16m x 2.72m)

TOTAL FLOOR AREA : 3049 sq.ft. (283.3 sq.m.) approx.

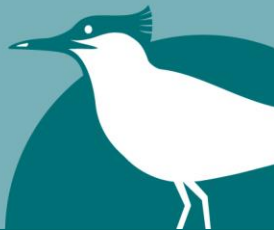
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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