



Leyswood, Hawksdown  
Walmer, CT14 7PL  
£915,000

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# Leyswood

## Hawksdown, Walmer

A substantial detached family home, with generous gardens, set on the prestigious Hawksdown Estate.

### Situation

The esteemed "Hawksdown Estate" stands as one of the most coveted and picturesque locales in the area, boasting exclusivity and tranquility. Walmer village provides essential amenities including a butcher, pharmacy, and convenience store, complemented by charming cafes and inns. Its mainline railway station offers frequent high-speed services to London St Pancras. Nearby, the seafront features a two-mile pebble shoreline, a popular promenade, and a scenic cycle path passing Walmer and Deal castles. Heading north, Deal town centre has garnered numerous awards, renowned for its vibrant café culture, thriving arts scene, and historic architecture. It offers an eclectic mix of high street and specialty shops, local inns, and restaurants. Abundant sporting and leisure facilities further enhance the area's appeal.

### The Property

Deceptive from the exterior, built circa 1960's, Leyswood provides spacious accommodation set comfortably within a lovely plot. Extended by the existing owners the property provides an appreciable level of accommodation and benefits from an array of solar panels as well as double glazed windows and gas central heating. The ground floor has a wonderfully bright open character with space aplenty. On entering the entrance vestibule and reception hall on the left hand side is a superb living room extending the full depth of the property, with feature fireplace and multi-fuel burner installed. To the rear of the property lies a dual aspect dining room and tucked away to the front is a separate snug. The kitchen/breakfast room is substantial with a number of high and low level cupboard units, integrated cooking appliances and access to a rear utility room. This in turn has access to the garden and an integral doorway to the double garage. A useful ground floor cloakroom, off the hallway, compliments this floor level. The upper floor level benefits from a generous landing, with ample space for a desk, which provides access to five double bedrooms, two with ensuite

shower rooms and a spacious family bathroom. A sixth single bedroom is presently used as a study and the majority of bedrooms all have fitted wardrobes and/or wash hand basins.

### Outside

Set back from the road with a block paved driveway provides off road parking and access to twin doors, opening to an integral double garage. To the front elevation are mature clematis and climbing plants and well screened borders with access to both side elevations leading to rear pedestrian access. The stunning back garden is a magnificent feature of the property with generous grounds largely laid to lawn with sweeping borders along its boundary filled with shrubs and flowers giving interest all year round. A wide patio stretches across the rear elevation of the house and a selection of trees to borders include apple, ash and oak. Useful garden sheds, wood store and summerhouse lie to the rear.

### Services & Maintenance Charge

All mains services are understood to be connected inclusive of solar panelling. Annual charge of £150 paid to the Hawksdown Estate for maintaining the road, trees and verges.

### Local Authority

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

### Tenure

Freehold

### Current Council Tax Band: G

### EPC Rating: C

### 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**



Total Approximate Area = 2960 sq ft / 274.9 sq m  
 Garage = 452 sq ft / 41.9 sq m  
 Total = 3412 sq ft / 316.8 sq m  
 For identification only - Not to scale



**Sitting Room**  
21' 11" x 14' 11" (6.68m x 4.54m)

**Dining Room**  
19' 5" x 12' 1" (5.91m x 3.68m)

**Kitchen/Diner**  
29' 9" x 12' 11" (9.06m x 3.93m)

**Snug**  
12' 10" x 12' 2" (3.91m x 3.71m)

**Cloakroom**  
6' 5" x 2' 6" (1.95m x 0.76m)

**Utility Room**  
11' 7" x 6' 5" (3.53m x 1.95m)

**Garage One**  
22' 11" x 11' 10" (6.98m x 3.60m)

**WC**  
4' 6" x 2' 11" (1.37m x 0.89m)

**Garage Two**  
15' 11" x 11' 10" (4.85m x 3.60m)

**First Floor**  
**Bedroom One**  
24' 0" x 10' 10" (7.31m x 3.30m)

**Ensuite One**  
5' 11" x 5' 6" (1.80m x 1.68m)

**Bedroom Two**  
13' 2" x 11' 0" (4.01m x 3.35m)

**Ensuite Two**  
10' 11" x 5' 8" (3.32m x 1.73m)

**Bedroom Three**  
15' 0" x 12' 5" (4.57m x 3.78m)

**Bedroom Four**  
12' 10" x 12' 1" (3.91m x 3.68m)

**Bedroom Five**  
14' 11" x 9' 3" (4.54m x 2.82m)

**Bedroom Six**  
11' 7" x 6' 0" (3.53m x 1.83m)

**Bathroom**  
10' 2" x 5' 11" (3.10m x 1.80m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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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