



Green Haven Dover Road
Ringwould, Deal, CT14 8HQ
Offers in the Region of £825,000

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Green Haven

Dover Road, Ringwould, Deal

An impressive family home within Ringwould offering substantial accommodation and gardens with delightful outlook across open countryside to rear, and distant sea view beyond.

Situation

Nestled between Deal and Dover, the quaint hamlet of Ringwould offers a peaceful, semi-rural retreat, with its heart centered around the charming St Nicholas Church and a designated Conservation Area. Just a short journey away, you will find local amenities in both the scenic village of Kingsdown, home to a primary school and beach access, and nearby Walmer. To the south lies Dover, a bustling harbour town experiencing exciting revitalisation, including the new Marina and St. James' Retail Park. Meanwhile, Deal's award-winning high street boasts a vibrant mix of independent shops, cafes, and eateries, along with a thriving seafront, weekly market, and an emerging arts scene. Excellent rail connections are available from the neighbouring village of Martin Mill as well as Dover, and Deal provide swift access to London via the Javelin high-speed service to St. Pancras.

free property has triple glazing to the majority of windows with double glazing to the remainder.

Outside

The carriage driveway provides ample off-road parking and access to a double garage with electric-controlled doors and rear workshop space. A raised stone terrace with an adjoining deck on the southeast side offers stunning country views, leading down to a 10x5m outdoor pool with a paved surround, filtration system, and steps to a raised terrace and patio adjoining the conservatory. The garden, extended by the previous owner, includes a triangular lawn, flower beds, a rose-clad arbour, jasmine, honeysuckle, fruit trees, a garden store, and a greenhouse. Mature trees border the front, with a brick-paved terrace enclosed by a dwarf wall. At the garden's end is a detached single garage.

Services

Propane gas storage tank and heating, solar panels, mains water drainage and electricity.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: E

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.

The Property

Set back from the road behind an attractive carriage driveway, Green Haven is a spacious family home with thoughtful extensions. The entrance vestibule leads to a wide reception hall with a striking spiral staircase. Double doors open to the bright sitting room, featuring triple aspect views and a brick fireplace, which connects to a conservatory overlooking the garden and countryside. The modern kitchen/breakfast room includes gloss units, granite countertops, a Range cooker, and French doors to a rear terrace. The adjacent formal dining room can also serve as a study or snug. A utility room offers additional storage and internal garage access. Two ground-floor bedrooms enjoy countryside views, with one featuring an en-suite. Upstairs, the principal suite includes dual views, a dressing room, and Jack-and-Jill bathroom access to the fourth bedroom/games room, which has its own balcony and second stairwell, forming an annexe-style setup. This chain

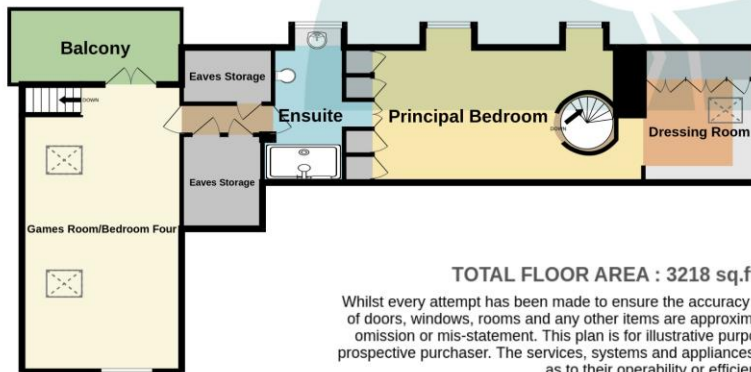


To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
2234 sq.ft. (207.5 sq.m.) approx.



First floor
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 3218 sq.ft. (298.9 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		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Sitting Room

24' 0" x 17' 6" (7.31m x 5.33m)

Conservatory

16' 6" x 13' 2" (5.03m x 4.01m)

Bedroom Two

14' 11" x 9' 7" plus recess (4.54m x 2.92m)

Ensuite Shower Room

6' 1" x 4' 10" (1.85m x 1.47m)

Bedroom Three/Study

13' 5" (4.09m) narrowing to 10' 0" (3.05m) x 12' 5" (3.78m)

Bathroom

8' 8" x 6' 10" (2.64m x 2.08m) plus recess.

Kitchen/Breakfast Room

24' 1" x 14' 0" (7.34m x 4.26m) narrowing to 9' 10" (2.99m)

Dining Room

14' 10" x 8' 11" (4.52m x 2.72m)

Utility Room

14' 3" x 6' 5" (4.34m x 1.95m)

Double Garage/Workshop

25' 1" x 18' 0" (7.64m x 5.48m)

First Floor

Principal Bedroom

21' 5" x 11' 10" (6.52m x 3.60m) plus dormers.

Dressing Room

14' 10" x 8' 11" (4.52m x 2.72m)

Ensuite

14' 3" x 6' 5" (4.34m x 1.95m)

Games Room/Bedroom Four

25' 1" x 18' 0" (7.64m x 5.48m)

Balcony

15' 1" x 6' 7" (4.59m x 2.01m)

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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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