



Southover Hawksdown  
Walmer, Deal, CT14 7PH  
£875,000

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# Southover

## Hawksdown, Walmer, Deal

An impressive, chain free, Denne built detached family home located at the start of the prestigious Hawksdown Estate lying in Upper Walmer.

### Situation

Hawksdown is a sought after address in Upper Walmer, within moments of village amenities which include a butcher, chemist and convenience store, along with a small selection of inns and eateries. Walmer also has a mainline railway station with a regular coastal service and high speed links to London St Pancras. The popular seaside resort of Deal to the North, is famed for its award winning high street which has a vibrant atmosphere and a good selection of independent shops and restaurants. The town has a most attractive historic quarter which was the first established Conservation Area in Kent, a bustling seafront, Grade II Listed pier and Tudor Castle. There are numerous leisure and sporting facilities available in the area, not least of which are The Walmer Lawn Tennis and Croquet club, and a two mile coastal footpath and cycle route.

### The Property

Southover is believed to have been constructed during the inter war years by the renowned Denne family of builders. This handsome detached family home is superbly proportioned with a classic layout arranged over two floors and has been beautifully refurbished internally to offer a contemporary home, finished to a high specification with an emphasis on light open spaces. From the impressive central hallway with stairs, coat cupboard and useful cloakroom are two reception rooms the sitting room enjoying a dual aspect with the attractive fireplace remaining the focal point. The dining room flows harmoniously into the sun lounge, bathed in light and includes a glazed roof lantern. The kitchen has been recently fitted with quartz worktops, central island and range of integrated appliances. The rear vestibule has a utility room and second cloakroom, conveniently located beside the back door with access to the garden. Off a generous landing comprises three substantial double bedrooms each with fitted

wardrobes and a family bathroom, the master also enjoys a considerable en-suite shower room. Double glazed windows with colonial style shutters are fitted throughout.

### Outside

Southover is set nicely back from the road approached via two separate sloping driveways providing ample off road parking for numerous vehicles. A detached garage with pitched pantile roof is extended to rear and offers great scope to create additional living space. A fine feature of this property is the lovely south facing front garden. Set below the roadside the garden is sheltered by mature beech hedging and a selection of planting creating a private and secluded space. Paved diagonal pathways extend to front and side with a delightful seating area and to rear is a small detached brick outbuilding possibly suited as a home office.

### Tenure

Freehold

### Services

All mains services are understood to be connected to the property.

### Local Authority

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

### 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.





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Ground floor  
1624 sq.ft. (150.8 sq.m.) approx.

First floor  
770 sq.ft. (71.5 sq.m.) approx.



### Sitting Room

17' 11" x 14' 9" (5.46m x 4.49m) into bay

### Dining Room

12' 11" x 11' 11" (3.93m x 3.63m)

### Sun Lounge

18' 4" x 10' 8" (5.58m x 3.25m)

### Kitchen/Breakfast Room

20' 3" x 12' 5" (6.17m x 3.78m) narrowing to 9' 9" (2.97m)

### Utility Room

9' 2" x 6' 10" (2.79m x 2.08m)

### Cloakroom

9' 1" x 4' 10" (2.77m x 1.47m)

### WC

4' 8" x 2' 9" (1.42m x 0.84m)

### First Floor

### Master Bedroom

13' 0" max to inc. wardrobes x 12' 11" (3.96m x 3.93m)

### Ensuite Shower Room

7' 4" x 5' 10" (2.23m x 1.78m)

### Bedroom Two

13' 3" extending to 18' 0" (5.48m) x 11' 0" plus wardrobe depth (4.04m x 3.35m)

### Bathroom

9' 6" x 7' 8" (2.89m x 2.34m)

### Bedroom Three

Irregular shape 12' 6" max width x 9' 5" max depth (3.81m x 2.87m)

### Utility Shed

7' 10" x 5' 9" (2.39m x 1.75m)

### Garage/Workshop

20' 4" x 15' 8" (6.19m x 4.77m) plus 15' 3" x 8' 1" (4.64m x 2.46m)

TOTAL FLOOR AREA : 2394 sq.ft. (222.4 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		
55-68	D	55   D	68   D
39-54	E		
21-38	F		
1-20	G		





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