



24 The Shrubby  
Walmer, Deal, CT14 7PZ  
£535,000

[colebrooksturrock.com](http://colebrooksturrock.com)







# 24 The Shrubby

The Shrubby, Walmer, Deal

An immaculately presented detached home, featuring charming gardens, tucked away in a peaceful cul-de-sac setting.

## Situation

The Shrubby is a well regarded cul de sac situated in a convenient and accessible location within the heart of Upper Walmer. The village currently offers many essential facilities close at hand, not least a bakery, butcher, convenience store and popular inn. The seafront is close by with its two mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles en-route. Deal to the north is a thriving traditional seaside town with an award winning high street, growing cafe culture, many local inns and restaurants, along with high street and individual shops. Walmer has a comprehensive bus route and mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

## The Property

This well-maintained detached family home enjoys a prime position at the end of a quiet cul-de-sac, offering the ideal blend of comfort, space, and convenience just a short distance from local amenities. Some aspects of the property have been very recently updated, adding to its appeal. Entering through the porch into a welcoming entrance hallway, with a useful cloakroom and handy under-stairs storage, you'll find a spacious, well-appointed kitchen alongside a separate utility/breakfast room, which provides direct access to the rear garden. The generous sitting/dining room offers flexible living space with the recent addition of an attractive log burner, and sliding doors framing lovely views of the beautifully kept rear garden. Upstairs, there are four well-proportioned bedrooms, all featuring built-in wardrobes or storage. They are served by a stylish, fully tiled walk-in shower room. This lovely home is fully double glazed and benefits from gas central heating via a combi-boiler located in the boiler room to the rear of the garage. With its peaceful location, thoughtful layout, and recent improvements, this

property presents a fantastic opportunity for comfortable family living.

## Outside

No. 24 is set back from the road, fronted by a generously sized, well-maintained lawned garden and an extended block-paved driveway to the front, offering ample off-street parking and access to the integrated single garage. The charming rear garden, accessible from both the sitting/dining room and the utility/breakfast room, is primarily laid to lawn, bordered by mature, well-stocked planting beds. A gravel patio area nestles in the rear corner, providing a peaceful spot to relax. The garden benefits from excellent privacy thanks to high hedging to the rear, while a block-paved path leads to a tall timber gate offering side access to the front of the property.

## 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: E

## 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.



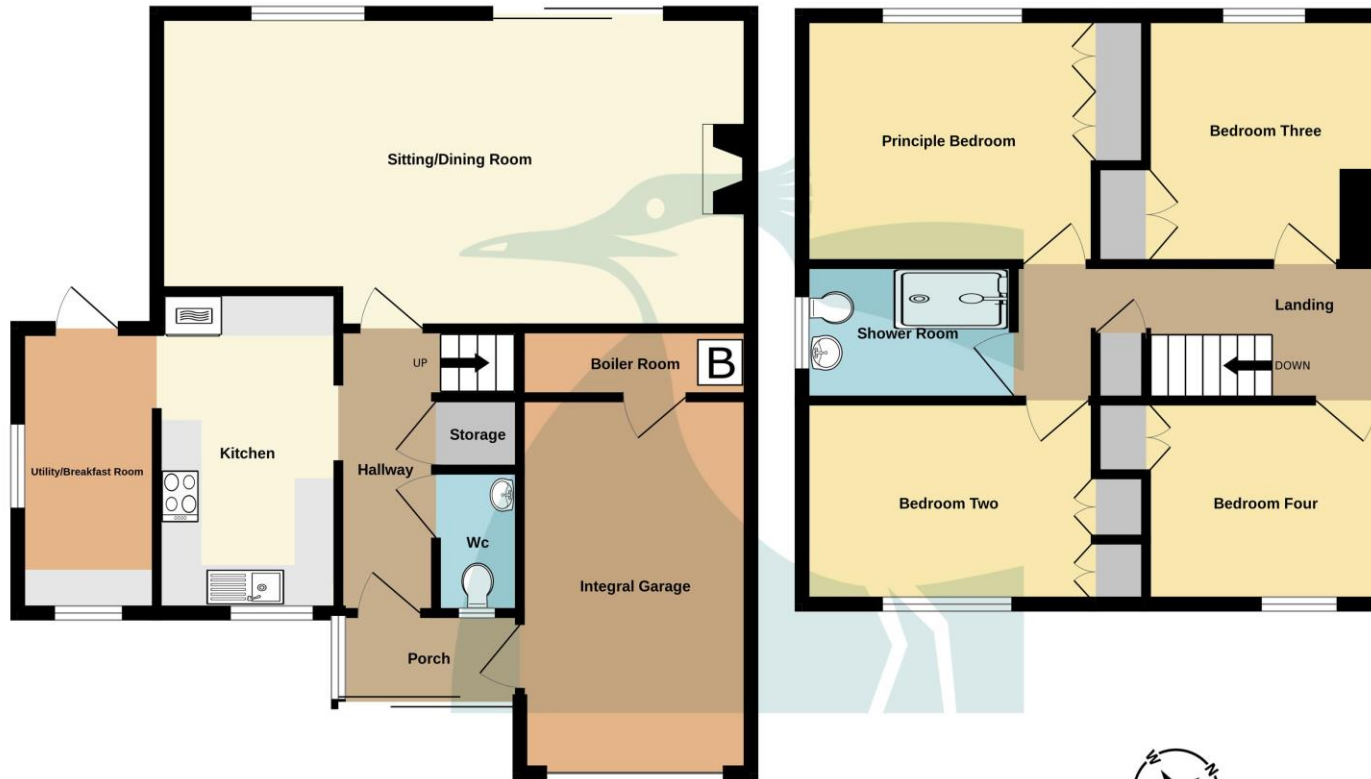


To view this property call Colebrook Sturrock on **01304 381155**



Ground floor  
707 sq.ft. (65.6 sq.m.) approx.

First floor  
539 sq.ft. (50.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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.  
Made with Metropix ©2025

## Kitchen

12' 9" x 6' 10" (3.88m x 2.08m)

## Utility/Breakfast Room

11' 3" x 5' 7" (3.43m x 1.70m)

## WC

5' 7" x 3' 4" (1.70m x 1.02m)

## Sitting/Dining Room

23' 10" x 12' 8" (7.26m x 3.86m)

## Integral Garage

17' 7" x 8' 0" (5.36m x 2.44m)

## Boiler Room

6' 3" x 2' 9" (1.90m x 0.84m)

## First Floor

## Principle Bedroom

11' 11" x 9' 11" (3.63m x 3.02m)

## Bedroom two

11' 10" x 8' 1" (3.60m x 2.46m)

## Bedroom Three

9' 11" x 9' 7" (3.02m x 2.92m)

## Bedroom Four

9' 7" x 8' 1" (2.92m x 2.46m)

## Shower Room

8' 5" x 5' 4" (2.56m x 1.62m)

17 The Strand, Deal, Kent, CT14 7DY  
t: 01304 381155  
walmer@colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Hawkinge • Saltwood • Sandwich