



The Belfry, Hawksdown
Walmer, Deal, CT14 7PH
£825,000

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The Belfry

Hawksdown, Walmer, Deal

A beautifully presented detached family home offering spacious, contemporary living, perfectly positioned in the sought-after and prestigious Hawksdown.

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.

array of integrated appliance included. Upstairs, a galleried landing leads to three generously sized double bedrooms, two with en-suite bathrooms, and a modern family shower room and build in wardrobe space. The principal bedroom also benefits from an attractive private balcony with views over the gardens.

Outside

Outside, the property enjoys a large wrap-around garden filled with mature trees and shrubs, providing an attractive backdrop and a sense of ultimate privacy. To the front, there is ample driveway parking along with a detached double barn-style carport for added convenience. This hidden gem offers a perfect blend of seclusion, style, and space in a prime location.

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: G

EPC Rating: B

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

Nestled in the exclusive and desirable Hawksdown area, this striking four-bedroom detached home offers quality, stylish and modern living in a peaceful setting. Thoughtfully designed and built approximately just five years ago, the property combines contemporary finishes with a smart, functional layout. As you step inside the front porch, you're welcomed by a bright and airy interior, where natural light floods through generous windows, creating a sense of space and comfort throughout. The ground floor is well laid out, featuring a spacious sitting and dining room perfect for entertaining or relaxing, with a cosy log burner fireplace creating a lovely focal point. There is a versatile study or fourth bedroom, a contemporary shower room for added convenience, as well as a sleek kitchen/breakfast room with a handy utility area to rear. The kitchen has been beautifully and thoughtfully designed to create a spacious area with a central island and ample storage. There is also an



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Ground floor
1202 sq.ft. (111.7 sq.m.) approx.



1st floor
1144 sq.ft. (106.2 sq.m.) approx.



Entrance Hall

23' 6" x 12' 5" (7.16m x 3.78m)

Sitting Room

24' 7" x 16' 6" (7.49m x 5.03m)

Kitchen/Dining Room

19' 6" x 18' 1" (5.94m x 5.51m)

Office/Bedroom Four

14' 9" x 14' 4" (4.49m x 4.37m)

Shower Room

6' 7" x 5' 2" (2.01m x 1.57m)

First Floor

Shower Room

13' 0" x 6' 7" (3.96m x 2.01m)

Principle Bedroom

26' 9" x 15' 5" (8.15m x 4.70m)

Balcony

6' 5" x 3' 7" (1.95m x 1.09m)

Ensuite

8' 7" x 6' 7" (2.61m x 2.01m)

Bedroom Two

17' 4" x 12' 4" (5.28m x 3.76m)

Ensuite Bathroom

11' 7" x 6' 4" (3.53m x 1.93m)

Bedroom Three

16' 1" x 14' 9" (4.90m x 4.49m)

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2345 sq.ft. (217.9 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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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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