



Victoria House, 14 Halliday Drive  
Walmer, CT14 7AX  
£850,000

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# Victoria House

14 Halliday Drive, Walmer

**CHAIN FREE** - A unique Grade II Listed detached residence, nestled within the highly sought after Cavalry Barracks, amongst stunning private gardens.

## Situation

Halliday Drive forms part of the Cavalry Barracks development, a stunning conversion of one of three local Royal Marine Barrack sites, just a short walk from the pebble shoreline and approximately one mile south of Deal town centre. There are a good range of local shopping facilities available on The Strand at Walmer, with more comprehensive facilities available in Deal. This traditional coastal town has a rich history, providing a wide range of amenities including an award winning high street with a pleasing mix of individual shops, restaurants and cafes. The town provides plenty of period charm with its delightful historic quarter, a Tudor Castle and Grade II Listed pier. Its two mile promenade is ideal for cycling and walking. The mainline railway service includes the high speed Javelin link to London St Pancras.

## The Property

Tucked away behind secure gates and surrounded by beautifully landscaped gardens, this remarkable Grade II Listed detached residence offers a rare blend of history, character, and contemporary comfort. Once serving as the kitchen for the officers' mess at the Royal Marines Barracks, the property now stands as a uniquely charming and beautifully presented home. Thoughtfully arranged, the accommodation is both versatile and inviting, with each room enjoying picturesque views of the private, wraparound gardens. At the heart of the home lies a stunning octagonal open-plan living space, where a central roof light together with French doors and multiple windows flood the room with natural light. One side of this impressive space is occupied by a bespoke, fully integrated kitchen, fitted with quality cabinetry and sleek worktops. Adjoining the kitchen is a practical utility room with built-in storage and a shower room, also providing secondary external access and leading through to a cosy, dual-aspect snug—perfect for relaxing or reading. From the inner lobby, you access the main reception hall/study, along with the principal shower room, which features a large walk-in shower and stylish vanity unit. A highlight of the home is the superb dressing room/

former second bedroom, currently boasting extensive fitted wardrobes, and dedicated shoe storage. Just beyond, a further room offers an ideal work/hobby space. The principal bedroom is generously proportioned and truly special, with vaulted ceilings, exposed beams, and light pouring in through four charming cottage-style windows. This impressive space offers a luxurious retreat, seamlessly blending character and comfort.

## Outside

Victoria House enjoys a secluded and private plot approached via wrought iron gates which open to a driveway providing secure parking for two cars plus visitor parking. The generous garden has been a true labour of love and is beautifully landscaped with a large paved terrace and connecting pathways as well as a low maintenance lawn surrounded by exquisite flower borders fully stocked with an array of plants creating year round interest. In addition there is a charming potting shed and separate workshop.

## 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 & Maintenance Charge

Freehold

Cavalry Barracks Maintenance Charge - £274 paid 6 monthly.

## Current Council Tax Band: E

## EPC Rating: N/A

## 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.





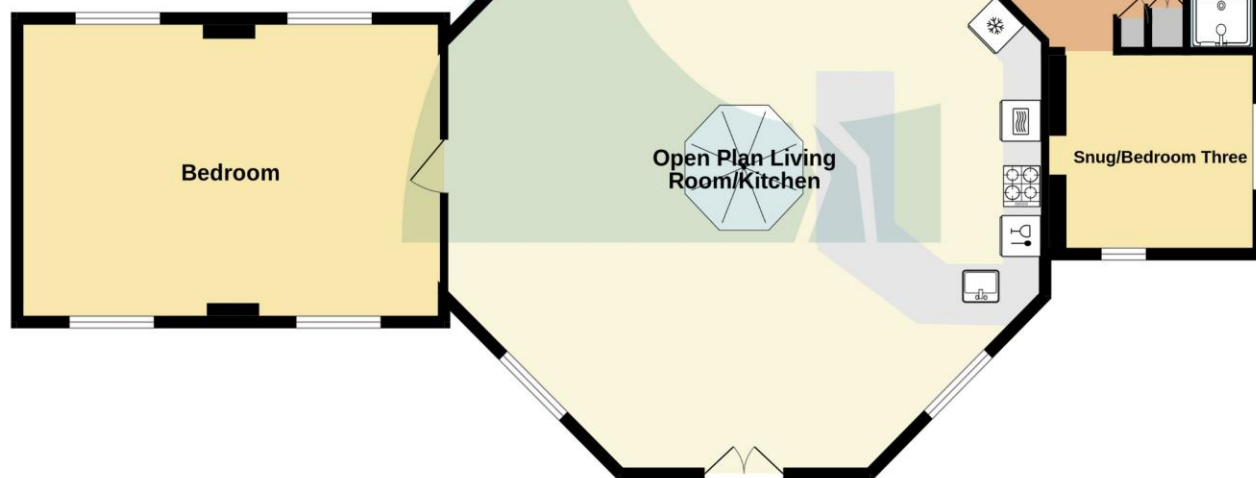
To view this property call Colebrook Sturrock on **01304 381155**





TOTAL FLOOR AREA : 1630 sq.ft. (151.4 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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**Ground floor**  
**1630 sq.ft. (151.4 sq.m.) approx.**



**Reception Hall/Study**  
10' 11" x 8' 4" (3.32m x 2.54m)

**Dressing Room/Bedroom Two**  
13' 10" x 12' 11" (4.21m x 3.93m)

**Work/Hobby Room**  
8' 9" x 6' 3" (2.66m x 1.90m)

**Principal Shower Room**  
9' 2" x 6' 2" (2.79m x 1.88m)

**Open Plan Living Room/Kitchen**  
28' 8" x 28' 7" (8.73m x 8.71m)

**Utility Room**  
12' 6" max x 8' 11" (3.81m x 2.72m)

**Shower Room**  
8' 10" x 2' 10" (2.69m x 0.86m)

**Snug/Bedroom Three**  
10' 2" x 9' 6" (3.10m x 2.89m)

**Bedroom**  
20' 4" x 14' 5" (6.19m x 4.39m)

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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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