



Robin Hill, Upper Street
Kingsdown, Deal, CT14 8BH
£550,000

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Robin Hill

Upper Street, Kingsdown, Deal

This quintessential character cottage is set in the heart of Kingsdown, offering deceptively spacious accommodation and no onward chain.

Situation

Located in the peaceful and picturesque coastal village of Kingsdown, this property enjoys access to a variety of local amenities including a general store, butcher/delicatessen, post office, three inns, a village primary school, and a short walk to a sheltered beach beneath the iconic White Cliffs of Dover—part of an Area of Outstanding Natural Beauty managed by the National Trust. The area offers stunning clifftop walks and a scenic three-mile cycle path along the Saxon shoreline to Deal. The nearby historic town of Deal provides a wide range of shopping, sports, and leisure facilities, along with a mainline railway station offering regular services to London and the Kent coast. Excellent road links via the A2/M2 and A20/M20 connect to the M25 and wider motorway network. For international travel, the Port of Dover and Folkestone's Channel Tunnel terminal offer regular crossings to the Continent, while Ashford International Station (about 45 minutes away) provides Eurostar services to Europe. Kingsdown beach is ideal for swimming, rock pooling, fishing, and boating, with the surrounding countryside offering excellent opportunities for cycling, hiking, and horse riding. Golf enthusiasts will appreciate nearby Walmer and Kingsdown Golf Club, as well as three championship links courses between Deal and Sandwich—including Royal St George's, host of the British Open.

The Property

Tucked away in the heart of this idyllic and highly desirable village, Robin Hill is a quintessential double-fronted country cottage that blends timeless character with surprisingly generous living space.

Step into the welcoming entrance hall, where you're greeted by two beautifully presented reception rooms. To the right, a spacious triple-aspect sitting room offers a warm and inviting atmosphere, complete with a feature fireplace and French doors that open out to the rear terrace. To the left, the formal dining room connects directly to the kitchen, making it ideal for entertaining.

At the rear of the property, the charming kitchen/breakfast room boasts solid wood flooring and worktops, shaker-style units, and integrated appliances, all creating a stylish yet practical space for everyday life. A convenient ground floor wet room adds flexibility, while an outbuilding at the rear — equipped with power, lighting, and housing the gas boiler — provides useful additional storage or utility space.

Upstairs, you'll find two spacious double bedrooms with built-in storage, alongside a third single bedroom, all serviced by a luxurious family bathroom featuring a modern three-piece suite.

This delightful home is double glazed, benefits from gas central heating, and is offered to the market with no onward chain, making it a ready-to-move-into opportunity in a truly charming setting.

Outside

On approach to the cottage, steps and a latch gate open into a small front garden enclosed by a white rendered wall. Beautifully planted with flowering shrubs and vibrant roses, it offers a warm and welcoming first impression.

To the rear, the property enjoys a surprisingly generous garden for a village centre location. Directly outside the sitting room and kitchen/breakfast room is a secluded patio — the perfect spot for outdoor dining or quiet relaxation. Stone steps rise to a raised yet level lawned area, bordered by mature trees and established shrubs that provide both colour and privacy throughout the seasons.

Towards the far end of the garden, you'll find a useful timber shed, ideal for storage, while attached to the rear of the cottage is a practical boiler room with power and lighting.

Current Council Tax Band: E

EPC Rating: D



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



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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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Sitting Room

20' 0" x 13' 9" (6.09m x 4.19m) narrowing to 7' 11" (2.41m)

Dining Room

13' 8" x 10' 3" max (4.16m x 3.12m)

Kitchen/Breakfast Room

14' 6" x 9' 4" (4.42m x 2.84m) plus 5' 0" x 3' 8" (1.52m x 1.12m)

Wet Room

5' 4" x 5' 0" (1.62m x 1.52m)

Basement Level

Cellar

11' 4" x 9' 7" (3.45m x 2.92m)

First Floor

Bedroom One

13' 11" x 13' 5" (4.24m x 4.09m) narrowing to 10' 0" (3.05m)

Bedroom Two

13' 9" x 11' 1" (4.19m x 3.38m) narrowing to 9' 3" (2.82m)

Bedroom Three

9' 4" x 7' 7" (2.84m x 2.31m) plus recess.

Bathroom

6' 8" x 6' 0" (2.03m x 1.83m)

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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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