



Freehold



Dale House, Dale Court, Boxley Road, Walderslade ME5 9GX

- Substantial Detached 4000 Sq.Ft Property
- Four/Five Double Bedrooms & Three Bathrooms
- Built & Designed To An Exceptionally High Standard
- Bespoke Kitchen With Granite Topped Breakfast Bar
- Spacious & Versatile With Annexe Potential
- Triple Aspect Family Room & Additional Reception Rooms
- Set Within 0.34 Acres Of Beautiful Grounds
- Extensive Gated Driveway & Double Garage
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SITUATION:

Dale Court is in an idyllic location of Walderslade village, which is home to an array of small convenience shops, a doctor's surgery, post office and a primary school.

The area is further enhanced by a larger selection of shops found at the nearby Hempstead Valley shopping centre which has a Marks and Spencer's and several eateries. Chatham dockyard is just a few miles away and draws visitors from all over the world, it has now extended to offer an array of bars, restaurants, and outlet shopping alongside the elegant marina.

Rochester, less than five miles away, is a historic town known for Charles Dickens, it has a Cathedral that was founded in AD604 and holds many festivities including the annual Christmas markets. The high street is steeped in history and has an array of quaint little cafes, independent retailers, and antique shops.

Rochester train station is a modern design incorporating the latest high specification finishes and provides excellent high-speed links into London in less than 40 minutes.

Gillingham is another neighbouring town and has an ice rink, ski centre and the lovely Capstone Park home to nature and pondlife.

The Medway towns have a good selection of primary, secondary, and private schools including Kings school in Rochester which is the second oldest school in the world.

Rail links from Rainham and Gillingham provide excellent connection with the city in under an hour as well as great accessibility to Kents coast. Whitstable has a bustling high street with an array of seafood restaurants, boutiques, and bars alongside a colourful harbour. The coastline is breath takingly beautiful and offers an array of water sports and come evening some impressive sunsets.



DESCRIPTION:

A handsome and substantial detached property situated in a peaceful court in the village of Walderslade and occupying over a third of an acre of beautifully landscaped gardens and an extensive driveway.

Dale House has been built to an exceptionally high standard just 20 years ago by the current owners themselves, the 4000 sq.ft property has been intellectually designed using the highest degree of architecture, using the finest materials and delivering beautiful craftsmanship throughout.

Every effort has been made to create an economically run home with good levels of insulation, new double-glazed windows, and energy efficient central heating system. Many aesthetic improvements have been made in recent years, including the installation of a bespoke granite topped kitchen and three luxury bathrooms.



The accommodation is spacious and versatile with the option to create an annexe or host a relative of the ground floor level.

The formal entrance brings one into a grand entrance hall, with attractive wood panelling and overlooked by the beautiful mezzanine landing accessed via the magnificent oak staircase. There are three elegant reception rooms that complement the open plan, triple aspect living room.

The kitchen has been beautifully designed offering curved lines, rich granite work tops, a large peninsula breakfast bar and an array of floor and wall units. High specification appliances have been integrated including a dishwasher, fridge freezer, double range cooker, microwave and Quooker boiling tap. The area is further enhanced by a dining and sitting area which overlooks the nature filled garden via the French doors.

Beyond the family room there is a utility room and access to the double garage and driveway.

There are four bedrooms, one of which is on the ground floor and has an ensuite shower room and walk-in dressing room.

To the first floor, there is a galleried landing that leads to three/four double bedrooms and a well-appointed family bathroom. The main bedroom has splendid views of the garden and benefits from a dressing room and elegant ensuite.

At the far east wing of the property a few steps descend into a spectacular games room, this is particularly large and could be divided to offer two bedrooms or adapted to create a self-contained annexe.



OUTSIDE

Dale House is set within a generous and secluded plot which measures 0.34 of an acre with the house being set back from the road in a quiet and peaceful close.

A set of electronic wrought iron double gates open onto a bloc paved driveway which provides parking for several cars. There is a brick-built garage with twin up and over doors, power, light, eaves storage and an additional rear section ideal for use as an office, workshop, or gym.

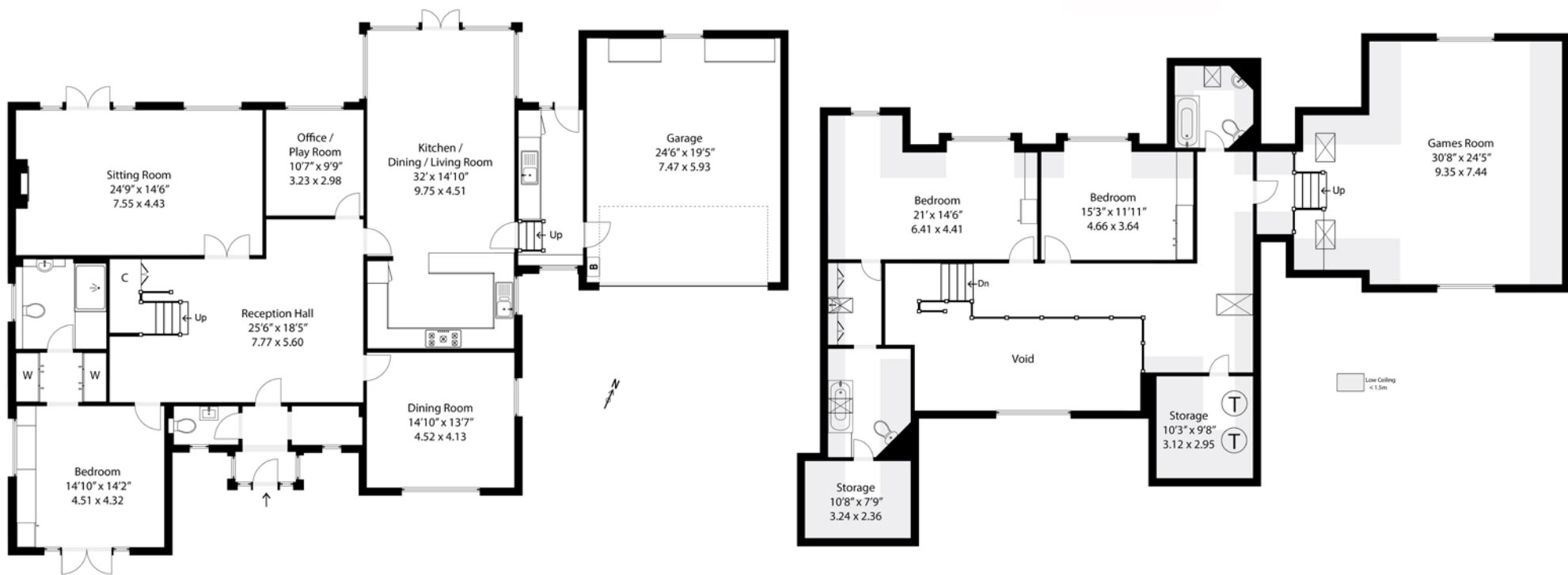
The front garden is mainly laid to lawn whilst a paved pathway leads through a gated side access to a truly stunning rear garden. This has a lovely full width patio looking out over large expanses of lawn, interspersed with beautifully planted flower beds and a variety of mature trees.

A waterfall has been incorporated to the side of the garden amongst the established shrubs and trickles into a pond. There is an abundance of wildlife within the garden which can be enjoyed from most aspects of the house.









TOTAL FLOOR AREA: 4652 sq. ft (432 sq. m)
 HOUSE: 4175 sq. ft (388 sq. m)
 GARAGE: 477 sq. ft (44 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 H



GENERAL INFORMATION
 All services are mains connected

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