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Grasshopper, Lower Street, Tilmanstone, Deal, CT14 0HZ

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Grasshopper, Lower Street, Tilmanstone, Deal, CT14 0HZ

- Substantial Four Bedroom Detached Residence
- Over 1,800 Sq.Ft Of Spacious Accommodation
- Beautifully Maintained With Exciting Modernisation Potential
- Three Generous Reception Rooms Plus Garden Room
- Scope To Create Open Plan Kitchen Dining
- Four Well Proportioned Bedrooms
- Generous Driveway And Integral Garage
- Beautifully Landscaped Private Rear Garden

SITUATION:

Tilmanstone is a charming village nestled in the Kent countryside, offering a peaceful rural setting while remaining well connected. Surrounded by rolling farmland and picturesque landscapes, it provides an ideal balance of country living with convenient access to nearby amenities.

The nearby market town of Deal, with its charming seafront, independent shops, cafés and historic pier, is just a short drive away. The historic city of Canterbury, renowned for its cathedral and excellent shopping and leisure facilities, is also within easy reach. For wider transport links, the port town of Dover offers ferry services to the continent, while high-speed rail connections to London are available from nearby stations, making Tilmanstone a desirable location for both commuters and those seeking a relaxed coastal lifestyle.

Eastry is a small village located in the county

of Kent, England. It sits within the district of Dover and is known for its picturesque rural setting and charming English countryside atmosphere. Eastry has a rich history, with its roots tracing back to medieval times, and features several notable historic buildings, including the ancient St. Mary's Church. The village is a peaceful and welcoming place, with a close-knit community, scenic views, and proximity to the bustling coastal town of Sandwich. Eastry is also conveniently located near major transport routes, making it an ideal spot for those seeking a balance of tranquility and access to nearby towns and cities. The surrounding area is filled with nature reserves, walking trails, and outdoor activities, adding to its appeal as a quiet but well-connected location.

The charming and historic Cinque Port town of Sandwich is just two miles from the property, where one will find many original medieval buildings, a thriving town centre and historic quayside.



A substantial four-bedroom detached residence, quietly positioned within the desirable hamlet of Tilmanstone, less than a ten-minute drive from the popular seaside town of Deal. Built in the 1970s and remaining within the same family ever since, the property has been thoughtfully extended and adapted over the years, creating over 1,800 sq.ft of generous and versatile accommodation. Beautifully maintained by the current owners, the house now offers an exciting opportunity for a new generation to modernise and reconfigure the existing layout, with the potential to create a stunning open-plan family home.



The attractive façade combines crisp white render, exposed brick work with characterful leaded-light windows and decorative railings, while the generous front driveway provides parking for up to four vehicles, together with an integral garage. The front door opens into a spacious entrance hall with stairs rising to the first floor. The current ground-floor layout provides three generous reception rooms alongside a kitchen/breakfast room.

At the heart of the home is the sitting room, a wonderfully proportioned space centred around a brick fireplace with gas fire. The existing chimney breast could lend itself beautifully to the installation of a wood-burning stove. Positioned adjacent to the kitchen/breakfast room, there is also an opportunity to open these spaces together and create a substantial kitchen/dining area, ideal for modern family living and entertaining. The kitchen/breakfast room is well equipped, with underfloor heating and a good range of appliances, including an oven and hob incorporating an induction section, two gas hobs and a built-in deep-fat fryer.

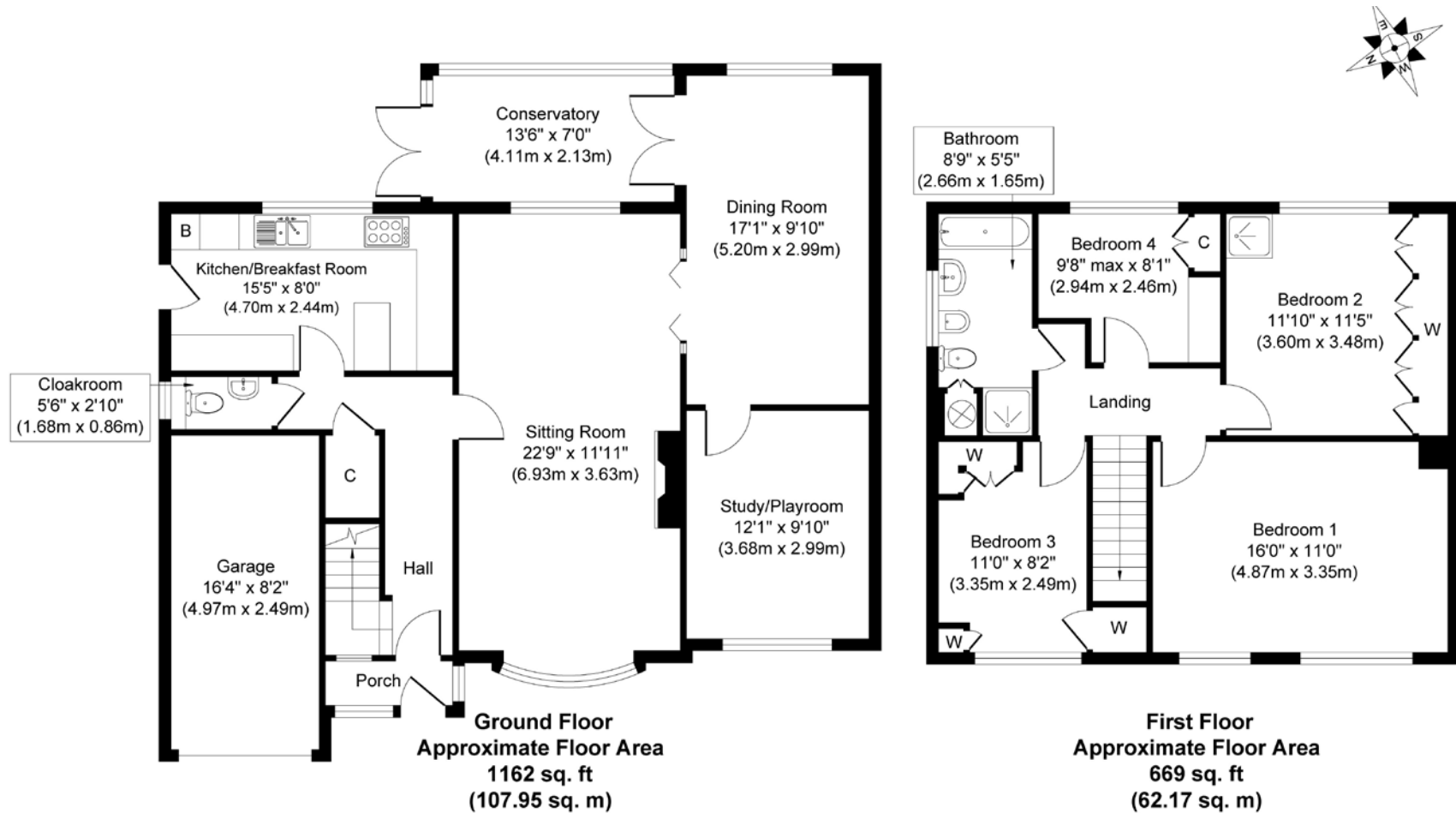
The current dining room forms part of the later extension and is a particularly characterful room, featuring a striking diagonally laid wooden ceiling with exposed beams. This flows through to a further reception room, currently used as a versatile additional space and equally suited to a home office, playroom or snug. A lovely garden room, provides a peaceful retreat for reading or relaxing whilst creating a wonderful

connection between the house and garden, the ground floor is complemented by a cloakroom and storage cupboard. Upstairs there are four generously proportioned bedrooms and a well-appointed family bathroom. One-bedroom benefits from fitted wardrobes, whilst another has its own en-suite shower. The principal bedroom is particularly spacious and offers ample room for the creation of a full en-suite bathroom.

OUTSIDE: The beautifully landscaped rear garden has evolved and matured over the years, creating a wonderfully established and private setting. Colourful borders, young trees and broad expanses of lawn surround a charming pond, providing an attractive habitat for wildlife and adding to the peaceful atmosphere. A generous patio area immediately adjoining the house provides plenty of space for alfresco dining and entertaining, while the wider garden offers numerous places to sit, relax and enjoy the changing seasons. A useful storage shed provides additional space for garden equipment and storage.







TOTAL FLOOR AREA: 1831 sq. ft (170 sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private drainage & Gas fuelled central heating

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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