



Woodlea, Grams Road  
Walmer, Deal, CT14 7PP  
£725,000

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# Woodlea

Grams Road, Walmer, Deal

*An immaculately presented modern detached family home, enjoying an elevated position amongst beautifully tended private gardens.*

## Situation

Woodlea is tucked away at the seaward end of Grams Road, a short distance from Walmer village which continues to be a focal point with the church and remaining shops housed in Victorian buildings offering all the essentials expected in a village environment. The seafront is close by with its two mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles enroute. Deal to the north is a thriving traditional seaside town with an award winning high street, growing cafe culture, many local inns and restaurants, along with high street and individual shops. Walmer has a comprehensive bus route and mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

## The Property

Set amongst beautifully tended private gardens and commanding an elevated position is this immaculately presented, modern detached family home. Woodlea has been lovingly and thoughtfully modernised by the current owners, perfectly combining a high-end specification with an exquisite level of finish. The interiors showcase a range of bespoke design elements, from custom joinery to carefully curated finishes, reflecting a keen attention to detail throughout and further enhancing the overall quality and character of the home. The architectural style of this versatile property ensures that spacious, light-filled rooms feature throughout.

The ground floor accommodation enjoys a semi-open plan layout, as the bright entrance hallway flows into the dining room and the kitchen/breakfast room beyond. There is also a generous, triple-aspect sitting room with a focal-point fireplace, as well as a separate snug/study—both of which open directly onto the south-facing patio. The kitchen/breakfast room is a stylish, contemporary space where high-end Neff and Bosch cooking appliances, along with a Miele dishwasher, are integrated into sleek, handleless units topped with Silestone worktops. For added convenience, there is a utility room and a ground floor shower room.

To the first floor are four double bedrooms, including a generous principal suite that features a range of built-in storage, air conditioning and an en suite shower room. An additional bathroom serves the remaining bedrooms. This enviable home is fully double glazed, gas centrally heated, and offers ample built-in storage throughout.

## Outside

Woodlea enjoys a private, elevated position, set back from the road and approached via a sweeping driveway that offers ample parking and leads to a spacious detached garage and workshop—a highlight that adds versatility and appeal to this attractive family home. An EV charger is also installed for added convenience.

Surrounded by beautifully landscaped, tiered gardens, the property is designed to captivate at every turn. The grounds include two distinct entertaining areas, a well-kept lawn, and a productive kitchen garden complete with a greenhouse. Meandering pathways, a tranquil pond, and secluded seating spots further enhance the sense of peace and privacy, creating a truly serene garden retreat.

## Services

All mains services are understood to be connected to this high spec property which also includes photovoltaic solar panels (which can also be used to heat the hot water via an immersion to the pressurised water system) and for use with the EV charger. There is also a water softener.

## Local Authority

Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ

## Tenure

Freehold

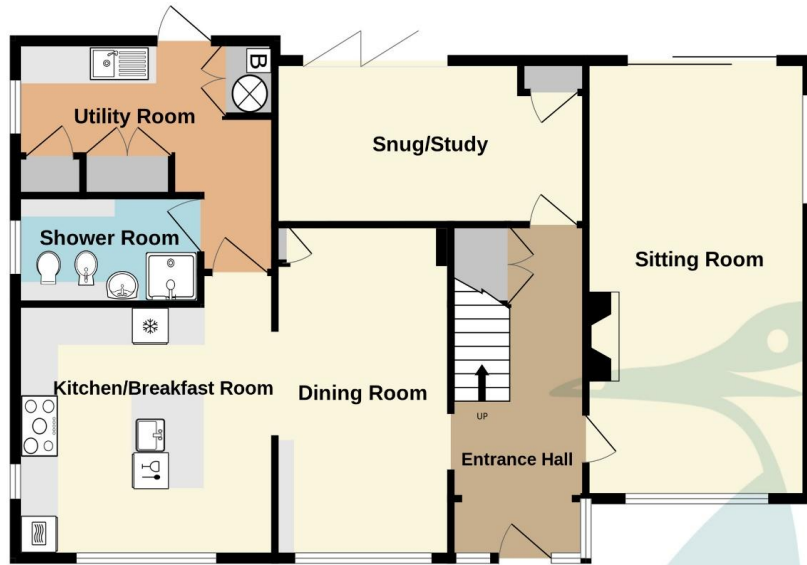
## EPC Rating: C

## Current Council Tax Band: G

## 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.

Ground floor  
1410 sq.ft. (131.0 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Entrance Hallway**

17' 2" x 7' 2" (5.23m x 2.18m)

**Sitting Room**

23' 4" x 11' 10" (7.11m x 3.60m)

**Dining Room**

17' 5" x 9' 4" (5.30m x 2.84m)

**Snug/Study**

16' 11" x 8' 11" (5.15m x 2.73m)

**Kitchen/Breakfast Room**

13' 10" x 13' 6" (4.21m x 4.11m)

**Utility Room**

13' 9" x 12' 4" (4.19m x 3.76m) narrowing to 8' 3" (2.51m)

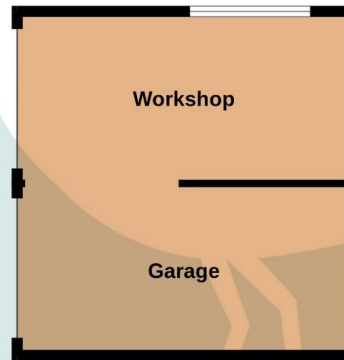
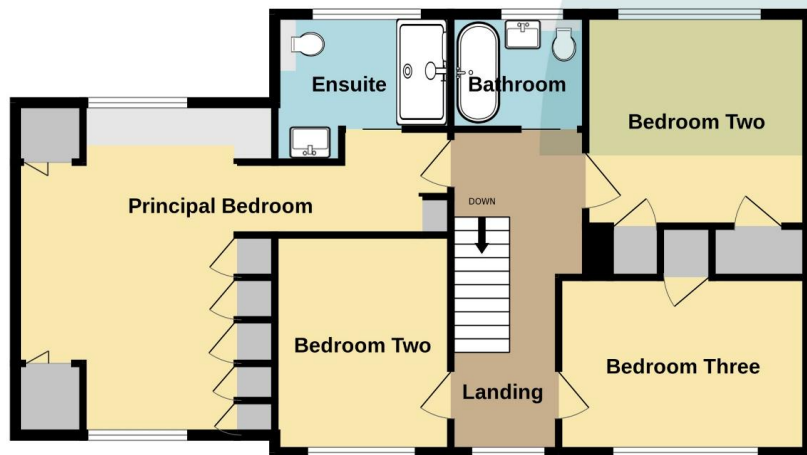
**Shower Room**

9' 9" x 5' 10" (2.97m x 1.78m)

**Garage & Workshop**

Overall Measurement 18' 4" x 17' 9" (5.58m x 5.41m)

First floor  
902 sq.ft. (83.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2311 sq.ft. (214.7 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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