



38 Mayers Road
Walmer, Deal, CT14 7RH
£230,000

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38 Mayers Road

Walmer, Deal

A unique and truly enchanting character cottage boasting substantial private gardens and no onward chain.

Situation

Mayers Road is tucked away off Station Road yet is within close proximity to Walmer station providing a regular service along the coast and links to the Javelin high speed service to London St Pancras. Walmer Village is within walking distance and continues to be a focal point for those living in Upper Walmer with the churches and independent shops, housed in Victorian buildings, offering all the essentials expected in a village environment. To the east, the natural boundary of the English Channel provides an unspoilt pebble shoreline with two mile cycle route and footpath all the way to the bustling town of Deal. This fashionable coastal destination has won many awards for its charming seafront, coupled with eclectic high street, where you will find several restaurants and cafes, together with a selection of lovely independent shops and galleries. There are numerous local sporting facilities including championship golf courses, sailing clubs and the popular Walmer Tennis and Croquet club.

The Property

Tucked away in a quiet side road, this charming, terraced home is conveniently positioned for Walmer station, local bus links and the amenities of Walmer Village. The attractive yet modest exterior belies the truly enchanting and individual Victorian home within, further enhanced by a particularly generous enclosed garden, a clear labour of love, with an abundance of planting, hidden corners and intriguing details creating a garden that continually rewards exploration. Inside, the property is brimming with an array of beautiful original features, including exposed brickwork, fireplaces and handsome floorboards, all combining to create a home with a wonderful sense of history and warmth. The ground floor layout comprises an entrance vestibule opening into a welcoming and atmospheric sitting room. Beyond lies a charming kitchen/breakfast room, with stairs descending to a useful lower ground floor reception room, presently arranged as a dining room. To the rear of the ground floor is a beautifully appointed contemporary shower room, complete with a generous walk-in enclosure. To the first floor are two

sumptuous and characterful double bedrooms, each offering a peaceful and inviting space. A loft hatch and ladder lead to a fully boarded and clad loft space, measuring 10' 10" x 10' 10" (3.30m x 3.30m). This much-loved home is gas centrally heated and is being sold with the benefit of no onward chain.

Outside

Set back from the road, the property is approached via an enclosed front garden, beautifully stocked with a variety of established planting that provides wonderful structure and year-round interest. To the rear lies a magnificent garden of substantial proportions, thoughtfully designed with meandering pathways leading through a series of harmonious yet individual spaces. The layout perfectly caters for both entertaining and relaxation, while centering around a highly productive, self-sufficient organic kitchen garden. Numerous mature fruit trees and established shrubs create a wonderfully private and secluded setting, whilst a garden cabin, measuring 19' 3" x 11' 4" (5.86m x 3.45m), provides a versatile retreat, ideal for use as a home office, studio or peaceful escape.

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

Current Council Tax Band: B

EPC Rating: D

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**

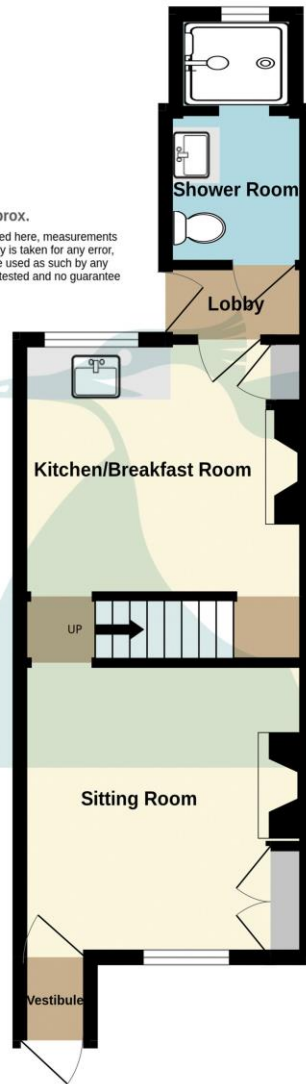
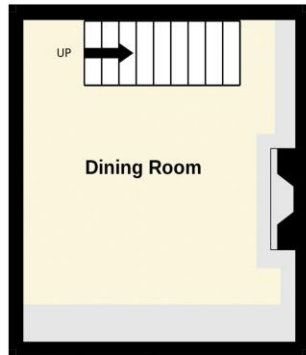
Ground floor
332 sq.ft. (30.8 sq.m.) approx.

TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

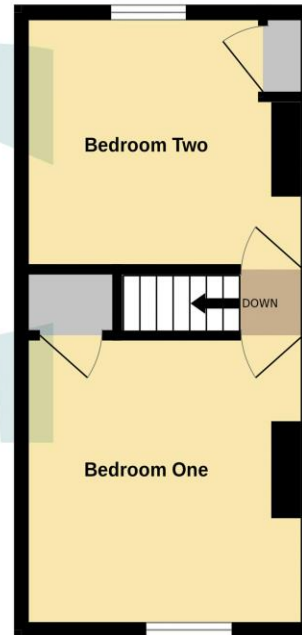
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Lower ground floor
143 sq.ft. (13.3 sq.m.) approx.



First floor
260 sq.ft. (24.2 sq.m.) approx.



Sitting Room

11' 6" max x 11' 2" (3.50m x 3.40m)

Kitchen/Breakfast Room

11' 6" x 9' 9" (3.50m x 2.97m)

Lobby

5' 8" x 2' 10" (1.73m x 0.86m)

Shower Room

5' 10" x 5' 6" (1.78m x 1.68m) plus 4' 10" x 3' 8" (1.47m x 1.12m)

Lower Ground Floor

Dining Room

12' 9" inc. staircase x 11' 6" (3.88m x 3.50m)

First Floor

Bedroom One

11' 6" x 11' 1" (3.50m x 3.38m)

Bedroom Two

10' 4" plus recess x 9' 10" (3.15m x 2.99m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 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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