





# FOURWINDS POMMEUS LANE, RIPPLE, DEAL, CT14 8HZ

GUIDE PRICE £650,000

- Planning permission approved to create a spectacular 5,000 sq. ft. contemporary country home.
- Existing 3/4 bedroom detached chalet bungalow extending to over 1,500 sq. ft., ideal to enjoy while planning your dream home.
  - Set within approximately 1.84 acres (TBV) of mature gardens, wildflower meadow and grounds with stunning countryside views.
- Striking architect-designed plans featuring a breathtaking open-plan kitchen, dining & family room opening onto a substantial raised entertaining terrace.
- Proposed accommodation includes four generous double bedrooms, including a luxurious principal suite with dressing room and en-suite.
  - In and Out Driveway. Useful outbuildings including a substantial garden studio, perfect as a home office, gym or creative workspace.
- Peaceful rural location surrounded by open farmland, yet under 10 minutes from Deal, beaches and the coast.
  - Excellent choice of nearby schools together with three renowned championship golf courses within easy reach.
- Martin Mill Station approximately 8 minutes away, offering high-speed services to London St Pancras in around 1 hour 15 minutes.
- A rare Grand Designs-style opportunity with planning already secured – best offers invited in writing by Thursday 6th August.

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## ABOUT THIS HOME

Occupying a generous plot of approximately 1.84 acres (TBV), Fourwinds presents a rare opportunity to acquire a detached chalet bungalow with planning permission already granted to create a truly outstanding contemporary family home.

The existing property offers versatile accommodation extending to over 1,500 sq. ft., with flexible living space comprising three/four bedrooms, two bathrooms and two reception rooms. While perfectly habitable as it stands, the real appeal lies in the exciting transformation that has already been approved.

The planning permission (Dover Planning Ref: 24/00189) allows for a comprehensive remodel and extension, creating an exceptional home of approximately 5,000 sq. ft. The proposed design centres around a spectacular open-plan kitchen, dining and family room with direct access to a substantial raised entertaining terrace overlooking the gardens. In addition, the plans include a separate snug, family room, home office, utility room and boot room, together with four generous double bedrooms, including a luxurious principal suite with a walk-in wardrobe and en-suite, a second en-suite bedroom, and a stylish family bathroom.

Outside, the mature grounds provide an exceptional setting, featuring extensive lawned gardens, mature trees, a wildflower meadow, ample parking, a detached garage and a substantial garden studio offering excellent potential as a home office, gym or creative workspace.

Whether you're looking for a modest home in a stunning setting from which to enjoy the good life, or an opportunity to create a bespoke Grand Designs-style home without the uncertainty of obtaining planning permission, Fourwinds offers an exceptional opportunity to bring a remarkable vision to life.

WE ARE INVITING BEST OFFERS IN WRITING BY  
THURSDAY 6th AUGUST.



A photograph of a bedroom. On the left, a large bed with a light green headboard is covered in white bedding. Above the headboard, several framed pictures and small decorative items are arranged on a shelf. To the right of the bed is a window with grey curtains, offering a view of a green garden. A white door is visible on the far right. A large, semi-transparent dark grey circle is overlaid on the right side of the image, containing the text.

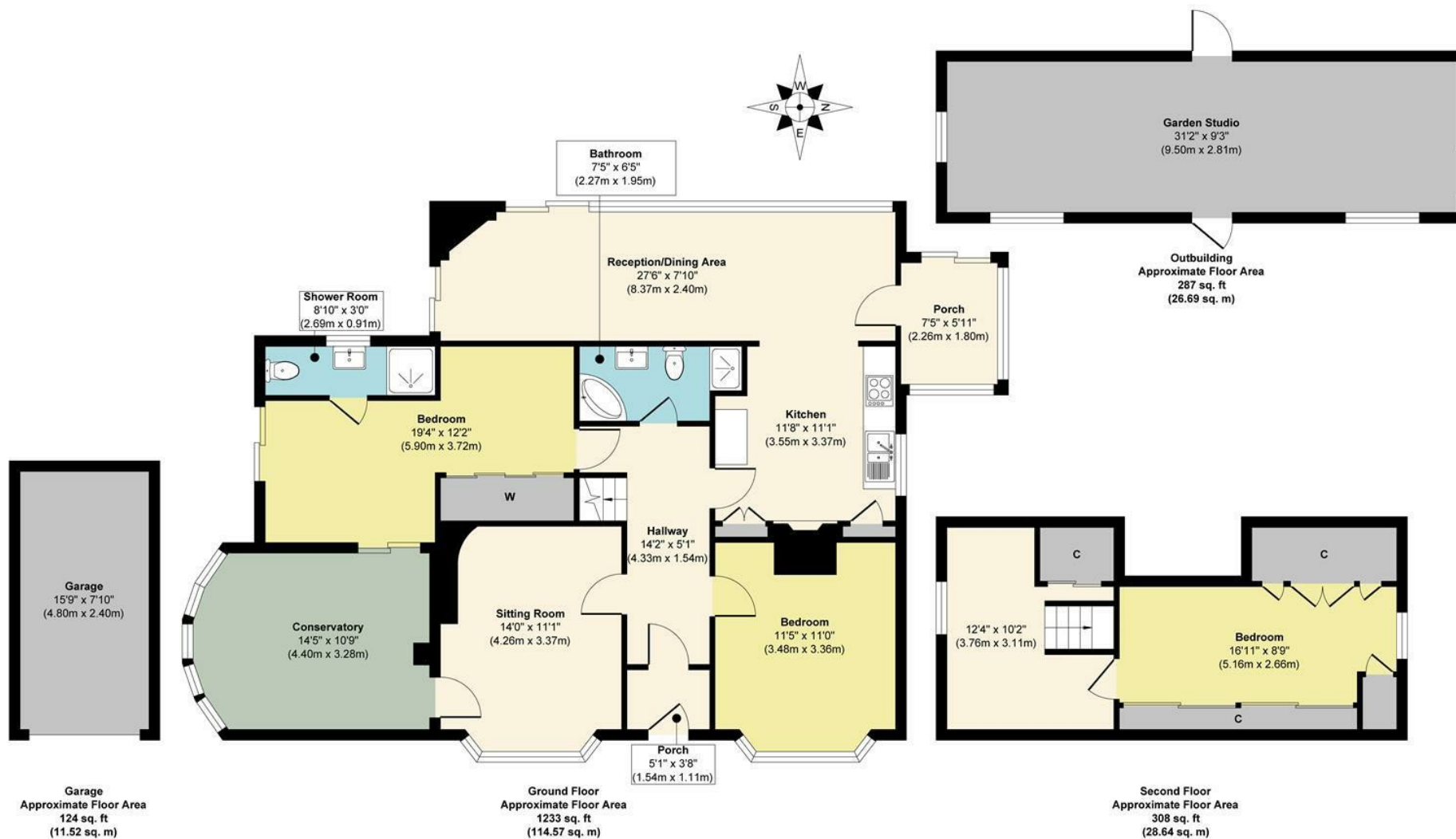
## OWNERS COMMENTS

"We fell in love with Fourwinds for its peaceful setting, far-reaching views and wonderful sense of space. It's been a fantastic place to raise our young family, with plenty of room for the children to explore, nature all around, and the beach just a short drive away. We also loved the excellent transport links, with the high-speed station just five minutes away.

We always knew the property had incredible potential and secured planning permission for a stunning contemporary extension to create our forever home. However, by pure chance, the neighbouring property came onto the market – an opportunity we simply couldn't turn down – so we're now building our dream home there instead.

We can't wait to see what the next owners create at Fourwinds. With planning already in place and such a special location, it offers a rare opportunity to create an exceptional family home or just enjoy the existing one in this stunning little spot in the Kent countryside."





**Approx. Gross Internal Floor Area 1952 sq. ft / 181.42 sq. m (Including Garage/Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

# ABOUT THE AREA

This home is set in a truly breathtaking location surrounded by picturesque rolling farmland with far-reaching views, offering a peaceful countryside setting while remaining wonderfully connected.

For families, the area is particularly well served by highly regarded schools, including Kingsdown and Ringwould C of E Primary School, rated Outstanding in all areas (2023), just a 7-minute drive (2.5 miles) away. St Mary's Catholic Primary School in Deal, rated Good in all areas (November 2022), is approximately 6 minutes away (2.1 miles), while Goodwin Academy in Deal, also rated Good in all areas (2025), is around 10 minutes away (2.9 miles).

Nearby Deal is under 10 minutes by car and is widely regarded as one of the prettiest seaside towns in Kent, with an award-winning high street and an unspoiled seafront. Beaches at Walmer and Kingsdown are around 8 minutes away, perfect for evening walks or a quick visit to the coast.

Golfers are particularly well catered for, with Walmer and Kingsdown Golf Club around 10 minutes away, Royal Cinque Ports Golf Club approximately 13 minutes away, and the renowned Royal St George's Golf Club, host of the 149th Open Championship, just 18 minutes away.

For London commuters Martin Mill Station is around 8 minutes (1.9 miles) away by car and offers high-speed trains to London St Pancras in 1 hour 15 minutes. This really is a best of all worlds location with the best of the Kent countryside and coast on your doorstep and the ease of fast trains to London.



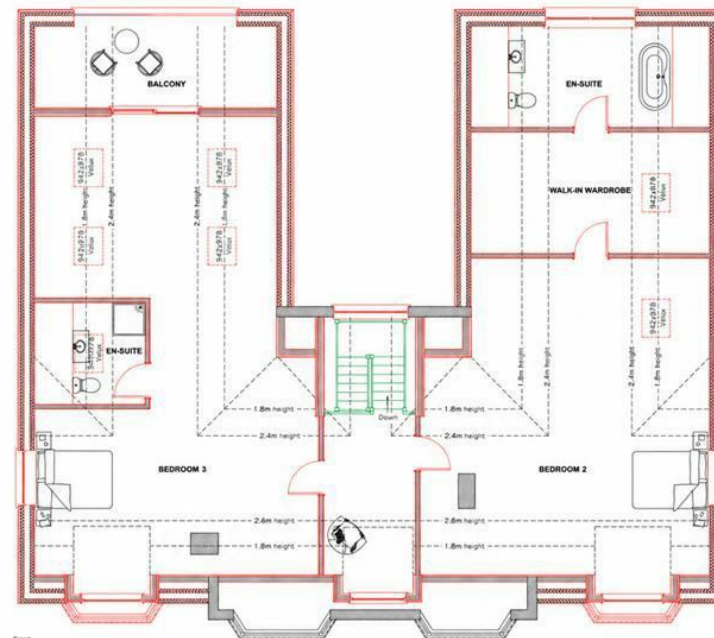
# THE APPROVED PLANS



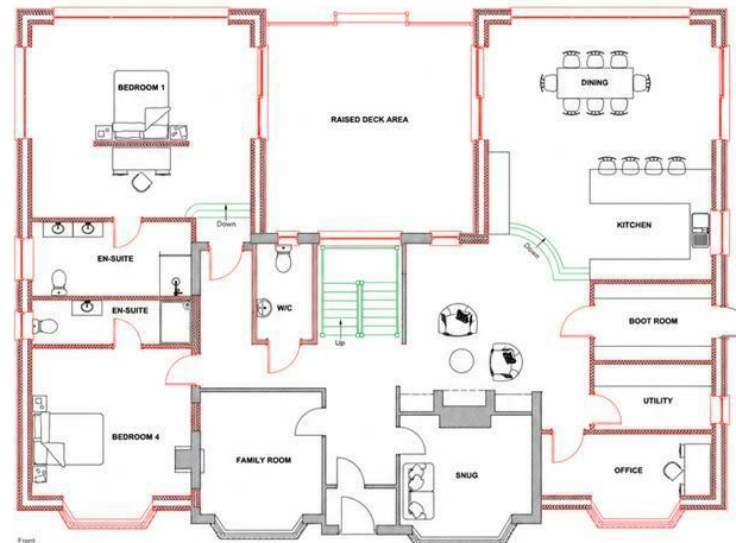
PROPOSED WEST ELEVATION - SHOWING RAISED DECK AREA  
Scale 1:100



PROPOSED EAST ELEVATION  
Scale 1:100



Front  
PROPOSED FIRST FLOOR LAYOUT  
Scale 1:100



Front  
PROPOSED GROUND FLOOR LAYOUT  
Scale 1:100

# ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

## CONTACT US

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