



Jenkinson realestates

The Neuk | Liverpool Road
Walmer
Asking Price £735,000

Freehold

163 SQ. Metres (1754.52 SQ. Feet)

Council Tax: E

EPC Rating = C

Superb Detached Home
Expansive Rear Garden

Offering Five Bedrooms
Versatile Accommodation

Horseshoe Driveway and Garage
Picturesque Setting

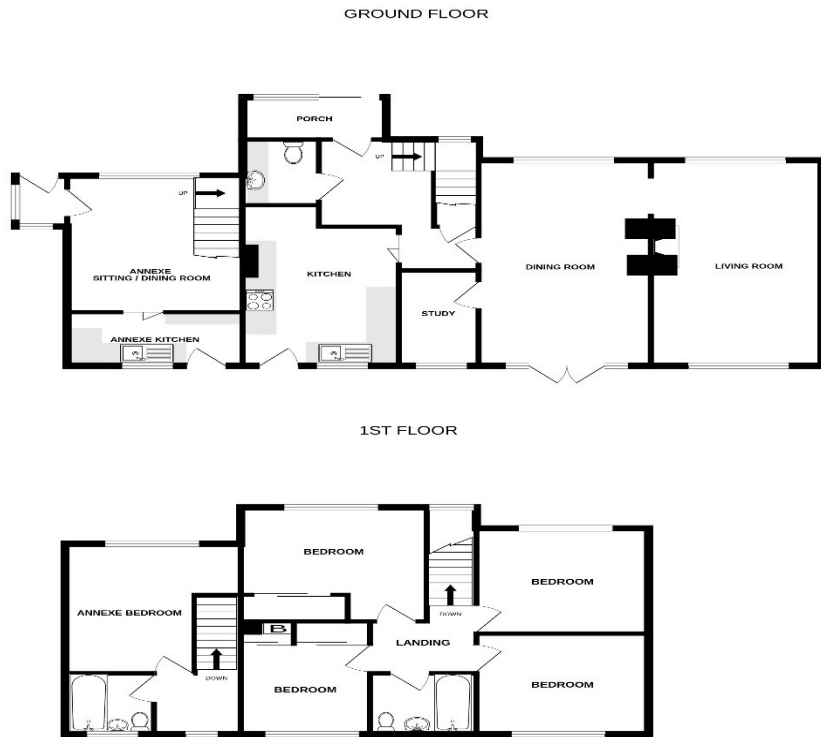
Jenkinson Estates are pleased to bring to the market this detached family home situated in the picturesque setting of Liverpool Road, Walmer. This substantial home offers a wealth of accommodation and a huge amount of versatility. The property include a 4 Bedroom House plus a 1 Bedroom Annex which could be easily incorporated into the main house if desired. The main home is accessed via a porch and leads into a spacious hallway and continues to the kitchen and dining room. From the dining room there is access through to the main living room, a study and the rear garden. The ground floor is completed with a separate W.C. The first floor continues to impress with four bedrooms, all of which are doubles, and the family bathroom. The annex is currently accessed via its own front door, leading to spacious living / dining room and a separate kitchen. This also offers an additional bedroom and bathroom. Externally the property boasts impressive gardens, with established flowerbeds and a patio seating area to the rear. The front offers a large horseshoe driveway that leads to garage and additional park space. Residing on a large plot, in a delightful location of substantial, individually designed homes set amongst mature trees and large gardens to the west of Walmer Castle, this really must be viewed to be appreciated. There is also currently planning permission for an "Erection of a first-floor side extension over existing garage and living room." - DOV: 25/00192. All viewings are strictly by the appointment Sole Agent Jenkinson Estates.

Council Tax Band E

Annex Council Tax Band A







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 Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Accommodation

Main Property

- Porch**
- Entrance Hallway**
- Living Room**
18'0" x 10'2" (5.49m x 3.10m)
- Dining Room**
18'2" x 10'8" (5.54m x 3.25m)
- Study**
9'2" x 5'7" (2.79m x 1.70m)
- Kitchen**
15'6" x 8'10" (4.72m x 2.69m)
- First Floor Landing**
- Bedroom One**
11'8" x 10'8" (3.56m x 3.25m)
- Bedroom Two**
10'9" x 9'4" (3.28m x 2.84m)
- Bedroom Three**
10'9" x 8'3" (3.28m x 2.51m)

- Bedroom Four**
8'7" x 7'10" (2.62m x 2.39m)
- Family Bathroom**
6'7" x 5'5" (2.01m x 1.65m)

- Annexe**
- Porch**
- Sitting / Dining Room**
11'10" x 11'8" (3.61m x 3.56m)
- Kitchen**
11'7" x 5'6" (3.53m x 1.68m)
- First Floor**
- Bedroom Five**
11'8" x 8'4" (3.56m x 2.54m)
- Bathroom**
5'7" x 5'2" (1.70m x 1.57m)
- Front and Rear Gardens**

Driveway and Garage

