



Whytebeams, Alexandra Road
Kingsdown, Deal, CT14 8DS
£825,000

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Whytebeams

Alexandra Road, Kingsdown, Deal

A detached family home, offering substantial accommodation, in the popular coastal village of Kingsdown.

Situation

Alexandra Road is a sought-after private road, in a central village location just a short stroll to the school, beach and local countryside. The ever-popular village of Kingsdown enjoys a range of local amenities which include a post office, high-class butchers, convenience store, and renowned cliff top golf course, together with three local inns and a village primary school rated 'Outstanding'.

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 Deal. This fashionable coastal destination has much to offer and has won many awards for its charming seafront, coupled with eclectic high street, where you will find several eateries and a selection of interesting independent and vintage shops. Walmer and Martin Mill train stations provide a regular service along the coast, together with the high-speed service to Stratford and London St Pancras.

The Property

An exceptional five-bedroom detached house peacefully tucked away within a private road in the sought-after coastal village of Kingsdown. Whytebeams is a modern family home that has been thoughtfully designed and enhanced by the current owners to offer substantial accommodation over three floors. The property is well presented with striking design features and bespoke cabinetry throughout. The central entrance hallway boasts cleverly concealed storage and a useful cloakroom. The adjacent sitting room is generous in size and enjoys a focal point fireplace with wood burning stove whilst the large bow window floods the space with light. The sitting room is open plan to the dining area and kitchen, perfect for entertaining and busy family life. The kitchen is fitted with a range of matching cream gloss units and integrated dishwasher and cooking appliances whilst a convenient utility room and access to the integral garage lies beyond. To the first floor are four large double bedrooms serviced by a stylish family bathroom and an ensuite shower room to bedroom

two. The accommodation continues onto the versatile second floor with a home office, additional bathroom and an impressive principal bedroom complete with extensive built-in wardrobes and glazed doors with Juliet balcony commanding fine views over Kingsdown to the sea beyond. This comprehensive family home is fully double glazed and gas centrally heated.

Outside

Whytebeams is set back from the road by a block paved driveway providing parking for three vehicles, access to the single garage and an EV charging point. Side access leads round to a beautifully landscaped and fully enclosed rear garden, predominantly laid to lawn which is flanked by attractive paved pathways and seating areas. Along the rear boundary is an impressive entertaining area complete with paved patio, hot tub and a detached high spec garden cabin. This versatile additional space is fully double glazed with bi-fold doors, lighting and underfloor heating. It has its own cloakroom and stylish bar area, featuring fridge, dishwasher and sink.

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: F

EPC Rating: C

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**

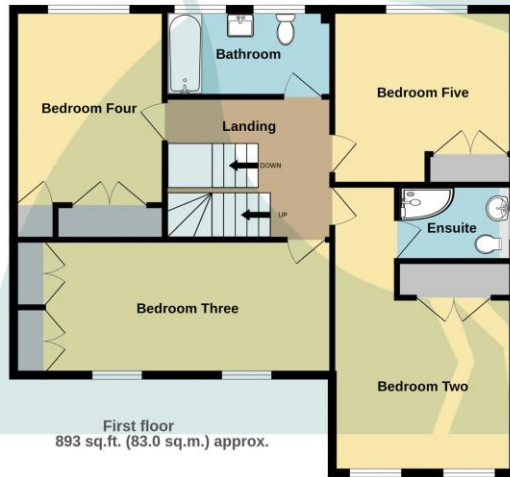


TOTAL FLOOR AREA : 2760 sq.ft. (256.4 sq.m.) approx.

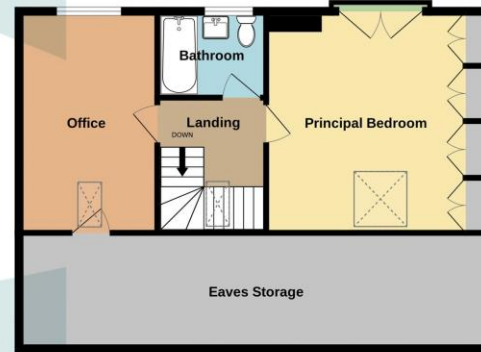
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Ground floor
1158 sq.ft. (107.5 sq.m.) approx.



First floor
893 sq.ft. (83.0 sq.m.) approx.



Second floor
709 sq.ft. (65.9 sq.m.) approx.

Sitting Room
19' 3" x 12' 1" (5.86m x 3.68m)

Dining Room
12' 1" x 11' 9" (3.68m x 3.58m)

Kitchen
14' 0" x 9' 1" (4.26m x 2.77m)

Utility Room
7' 2" x 7' 2" (2.18m x 2.18m)

Garage
17' 4" x 10' 0" (5.28m x 3.05m)

First Floor

Bedroom Two
12' 1" x 11' 8" (3.68m x 3.55m) extending to 19' 4" (5.89m)

Ensuite Shower Room
7' 9" x 5' 1" (2.36m x 1.55m)

Bedroom Three
19' 3" plus wardrobes x 9' 7" (5.86m x 2.92m)

Bedroom Four
13' 1" x 10' 0" (3.98m x 3.05m)

Bedroom Five
12' 1" x 11' 9" (3.68m x 3.58m)

Bathroom
11' 1" x 5' 10" (3.38m x 1.78m)

Second Floor

Principal Bedroom
14' 7" x 13' 3" plus wardrobes (4.44m x 4.04m)

Office
14' 10" x 9' 3" (4.52m x 2.82m)

Bathroom
7' 3" x 5' 9" (2.21m x 1.75m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 80 C |
| 55-68 | 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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