



Barnside Willow Road
Great Mongeham, Deal, CT14 0HN
£599,950

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Barnside

Willow Road, Great Mongeham, Deal

An immaculately presented modern detached family home, boasting spacious light filled rooms and far-reaching countryside views.

Situation

Barnside lies within Willow Road which occupies a delightful semi rural position on the outskirts of the hamlet of Little Mongeham and Great Mongeham, set on a high point, with fine open views across rolling countryside with distant sea views from some rooms. The town centre of Deal lies approximately three miles to the East and offers a wide range of high street multiples, supermarkets and selection of independent shops, the town also has a mainline railway station, selection of primary and secondary schooling and choice of recreational activities including access to the coastline and beach. The mainline railway station offers a regular service and links to the Javelin high speed train to London St Pancras.

The Property

Barnside occupies an elevated position within Willow Road taking full advantage of the far reaching countryside views that surround this much loved home. Steps rise to the entrance vestibule where a wide entrance hallway lies beyond. The architectural features of the period ensure spacious, light filled accommodation throughout with a generous sitting room with wood burner, and dining room positioned to the front and a beautifully fitted kitchen/breakfast room to the rear. An attractive conservatory seamlessly connects the sitting room and kitchen with the rear garden beyond. An inner lobby off the kitchen leads to a useful ground floor shower room and utility. To the first floor are four good size double bedrooms serviced by a contemporary fully tiled bathroom with three piece matching white suite. This well maintained family home is fully double glazed and gas centrally heated.

Outside

Off road parking to the front is ample with a driveway to the side together with a further area to front also giving vehicular access to the twin integral garages. Steps rise to the entrance vestibule and also to a side gate giving rear access. To the rear is an enclosed lawned garden, beautifully tended with mature shrubs and trees providing privacy and seclusion. Raised timber decking extends out from the rear elevation creating the perfect elevated spot in which to enjoy this truly peaceful space. Occupying one corner is a workshop space and an impressive timber summerhouse, perfect for a home office or a cosy family space boasting power, light, water, and a wood burning stove as well as a CAT5 cable linked to the router in the main house.

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: G

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
1077 sq.ft. (100.0 sq.m.) approx.

First floor
754 sq.ft. (70.0 sq.m.) approx.



Garage level
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 2241 sq.ft. (208.2 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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Entrance Vestibule

6' 2" x 4' 11" (1.88m x 1.50m)

Entrance Hallway

12' 7" x 5' 10" (3.83m x 1.78m)

Sitting Room

21' 6" x 13' 6" (6.55m x 4.11m)

Dining Room

13' 10" x 10' 11" (4.21m x 3.32m)

Kitchen/Breakfast Room

13' 10" x 10' 8" (4.21m x 3.25m)

Shower Room

7' 2" x 5' 10" (2.18m x 1.78m)

Utility Room

10' 7" x 5' 10" (3.22m x 1.78m)

Conservatory

16' 8" x 15' 1" (5.08m x 4.59m)

First Floor

Bedroom One

19' 2" x 13' 6" (5.84m x 4.11m)

Bedroom Two

13' 10" x 12' 10" (4.21m x 3.91m)

Bedroom Three

10' 7" x 9' 11" (3.22m x 3.02m)

Bedroom Four

9' 10" x 7' 10" (2.99m x 2.39m) plus door recess.

Bathroom

8' 7" x 6' 8" (2.61m x 2.03m)

Integral Garage One

20' 3" max into recess x 11' 0" (6.17m x 3.35m)

Integral Garage Two

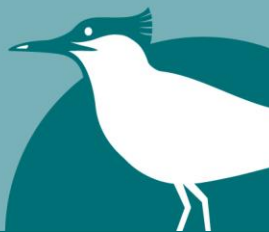
20' 6" (6.24m) reducing to 14' 2" (4.31m) x 10' 9" (3.27m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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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