

Vince Cottage Upper Street
Kingsdown, Deal, CT14 8BH
£635,000

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Vince Cottage

Upper Street, Kingsdown, Deal

An enviable character cottage, dating from 1745, nestled in the heart of Kingsdown offering beautifully presented, light filled accommodation and a charming shepherds hut. Garage available to rent nearby.

Situation

Located in the picturesque coastal village of Kingsdown, this property enjoys access to a variety of local amenities including a general store, butcher/delicatessen, post office, three inns, a village primary school, and a short walk to a sheltered beach beneath the iconic White Cliffs of Dover. The area offers stunning clifftop walks and a scenic three-mile cycle path along the Saxon shoreline to Deal. The nearby historic town of Deal provides a wide range of shopping, sports, and leisure facilities, along with a mainline railway station offering regular services to London and the Kent coast. Excellent road links via the A2/M2 and A20/M20 connect to the M25 and wider motorway network. For international travel, the Port of Dover and the Folkestone Channel Tunnel terminal offer regular crossings to the Continent. Golf enthusiasts will appreciate nearby Walmer and Kingsdown Golf Club, as well as three championship links courses between Deal and Sandwich.

The Property

Dating back to 1745 and believed to be one of the oldest cottages in Kingsdown, Vince Cottage has been sympathetically and extensively renovated by the current owner over the past eight years. The thoughtful blend of contemporary design and a soft, neutral colour palette enhances the property's wealth of original character, creating a stylish yet welcoming 18th-century home. A bright and inviting reception hall, complete with a striking fireplace, sets the tone on arrival and leads into a superb open-plan sitting and dining room. This elegant dual-aspect living space flows seamlessly into the kitchen, with both areas enjoying French doors that open onto a private and secluded patio, perfect for indoor-outdoor living and entertaining. The kitchen is beautifully appointed with a sleek range of white handleless units, integrated appliances, and solid wood worktops. Upstairs, the first floor offers three charming, light-filled double bedrooms, all serviced by a modern and well-appointed family bathroom together with an additional cloakroom. This truly desirable home benefits from gas central heating and is presented in move-in-ready condition, making it an ideal family residence in the heart of this picturesque coastal village.

Outside

The cottage is set back from the road and enjoys a slightly elevated position, with a couple of steps up to the main entrance, flanked by beautifully stocked brick planters. A handsome wisteria drapes gracefully across the front elevation, adding to the property's quintessential cottage charm. A side pedestrian passageway provides convenient access from the front of the property through to the rear garden. To the rear, the cottage benefits from a surprisingly generous garden for such a central village location. Immediately outside the kitchen and dining room is a secluded patio, an ideal setting for al fresco dining or peaceful relaxation. From here, stone steps lead up to a raised cottage garden, richly planted with a wide variety of shrubs and flowers that provide colour and interest throughout the year. Pebbled pathways meander to the top of the garden, where the property is further enhanced by a beautifully appointed shepherd's hut. Fully equipped with double bed, a comprehensive kitchenette, and ensuite shower room, it offers versatile additional space perfect for guests or holiday lets.

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: D

EPC Rating: D

Agents Note

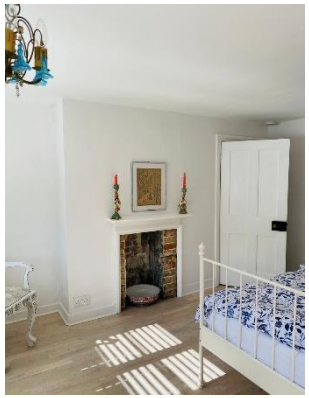
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

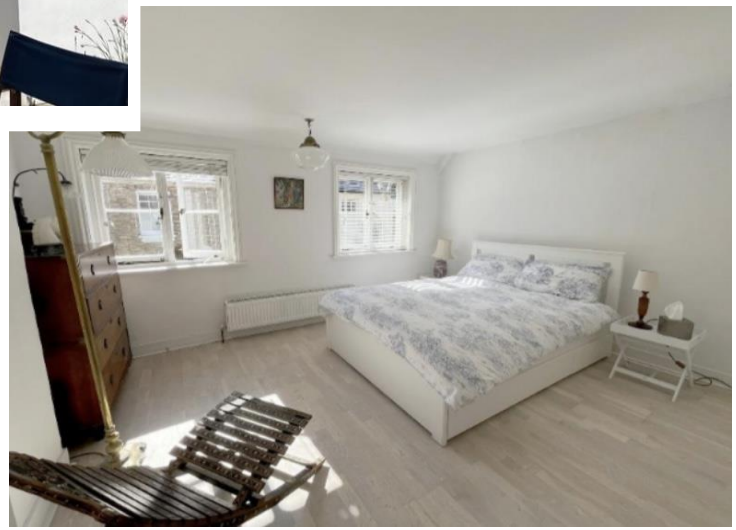




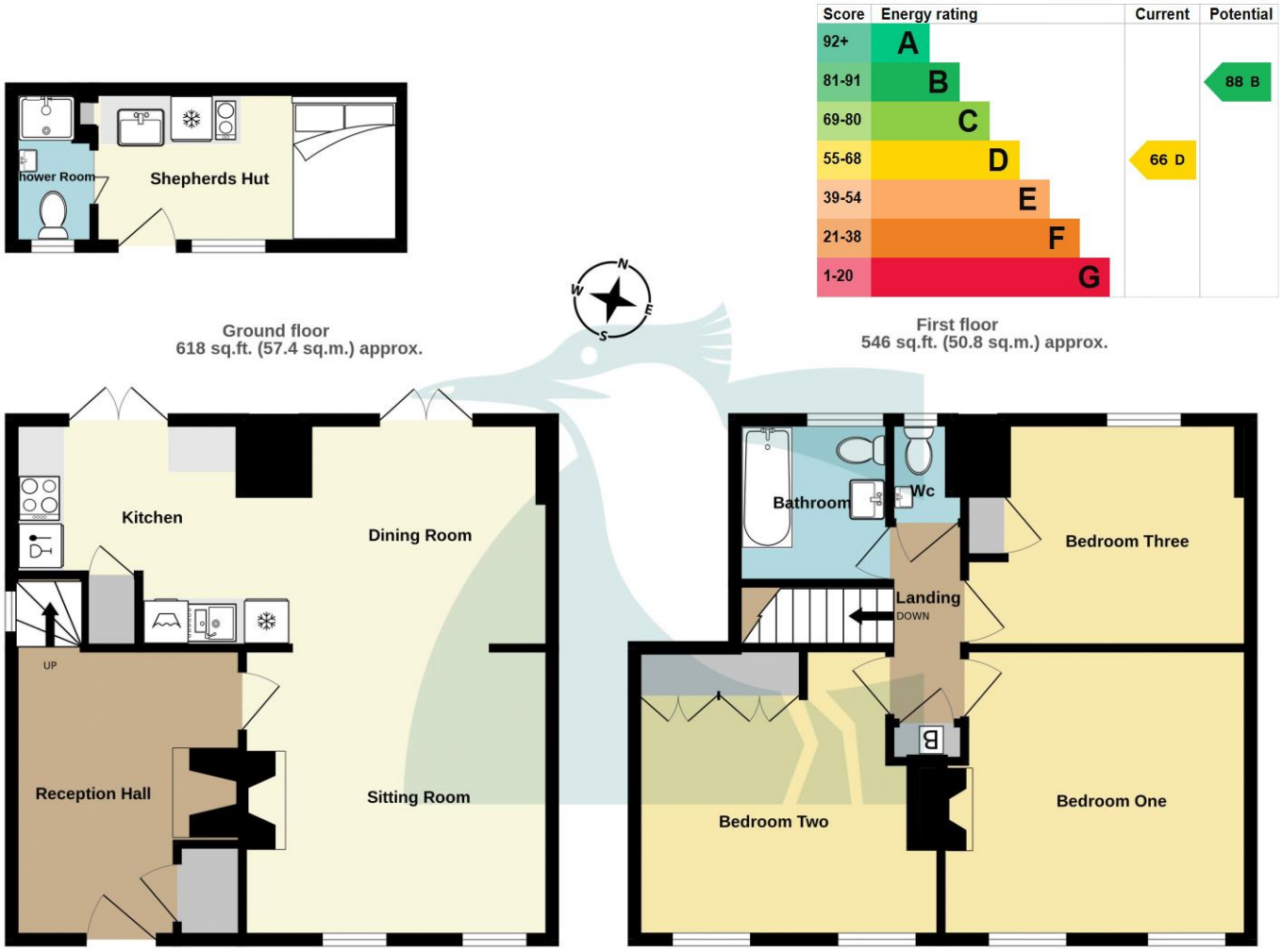








To view this property call Colebrook Sturrock on 01304 381155



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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Reception Hall
12' 9" x 7' 2" (3.88m x 2.18m) increasing to 10' 0" (3.05m)

Sitting Room
13' 5" x 12' 9" (4.09m x 3.88m)

Dining Room
10' 8" x 10' 0" (3.25m x 3.05m)

Kitchen
9' 11" x 9' 2" (3.02m x 2.79m)

First Floor

Bedroom One
12' 11" x 12' 5" (3.93m x 3.78m) increasing to 13' 8" (4.16m)

Bedroom Two
12' 11" x 11' 2" (3.93m x 3.40m) increasing to 13' 4" (4.06m)

Bedroom Three
10' 3" x 10' 0" (3.12m x 3.05m) increasing to 12' 0" (3.65m)

WC
4' 6" x 2' 8" (1.37m x 0.81m)

Bathroom
7' 5" x 6' 2" (2.26m x 1.88m)

Outside

Shepherds Hut
13' 4" x 6' 10" (4.06m x 2.08m)

Shower Room
6' 10" x 3' 7" (2.08m x 1.09m)

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