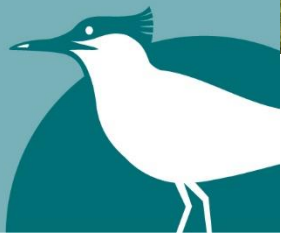




14 Lower Mill Lane
Deal, CT14 9AG
£895,000

colebrooksturrock.com



14 Lower Mill Lane

Deal

A substantial modern detached family home enjoying an idyllic private setting, close to Deal town.

Situation

Lower Mill Lane is a delightful leafy side road opposite the tree lined Victoria Park and is a true hidden gem, conveniently located just a short walk from Deal's seafront, popular bustling town centre and mainline train station. Here you will find a varied selection of individual shops, high street multiples, galleries and a good choice of restaurants, cafes, bars and inns. The charming seafront has a two-mile pebble shoreline with a Tudor castle and listed pier. The long promenade is ideal for cycling and walking and there are plenty of outdoor pursuits locally including golf courses, tennis, sailing and rowing clubs. Deal mainline rail station is also just a few minutes' walk away with links to the High-Speed service to London, St. Pancras.

The Property

Enjoying a secluded and private position nestled amongst beautifully tended and landscaped gardens is this substantial modern detached family home, boasting meticulously maintained accommodation of elegant proportions.

The grand reception hall with its sweeping staircase creates a spectacular first impression and sets the tone for the abundance of light and space this property provides. Double doors lead to the light filled sitting room which is open plan to the stylish kitchen/breakfast room, fitted with a sleek range of matching cabinetry and integrated cooking appliances.

Beyond the kitchen, an inner lobby provides access to a practical utility/laundry room, a ground floor cloakroom, and an impressive dual-aspect dining/family room where bi-fold doors frame views of the rear garden and open directly onto the outdoor space, creating an ideal setting for both family living and entertaining. A generous study and useful cloak storage complete the ground floor accommodation.

Upstairs, the enviable principal bedroom suite offers a peaceful retreat, enhanced by a south-west facing balcony, perfect for relaxing and enjoying the surroundings. A beautifully appointed ensuite bathroom with separate bath and shower, together with a dedicated dressing room, adds to the sense of luxury. Three further spacious double bedrooms are arranged off the landing and are served by a contemporary family bathroom. This impressive family home is fully double glazed and gas centrally heated.

Outside

Approached via elegant wrought iron gates from Lower Mill Lane, the property is accessed by a sweeping driveway offering generous off-road parking and leading to the substantial double garage, complete with electric door, power, and lighting.

The beautifully maintained front garden is predominantly laid to lawn and enjoys a desirable south-westerly aspect, creating an attractive and welcoming setting. To the rear, a thoughtfully designed low-maintenance garden features paved terraces together with adjoining decked and gravel seating areas, all framed by fully stocked raised planters, providing an ideal space for outdoor entertaining and relaxation.

A further lawned garden extends to the side of the property, while a secure gated entrance provides convenient access through to the front.

Services

All mains' services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ. **01304 821199**

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.

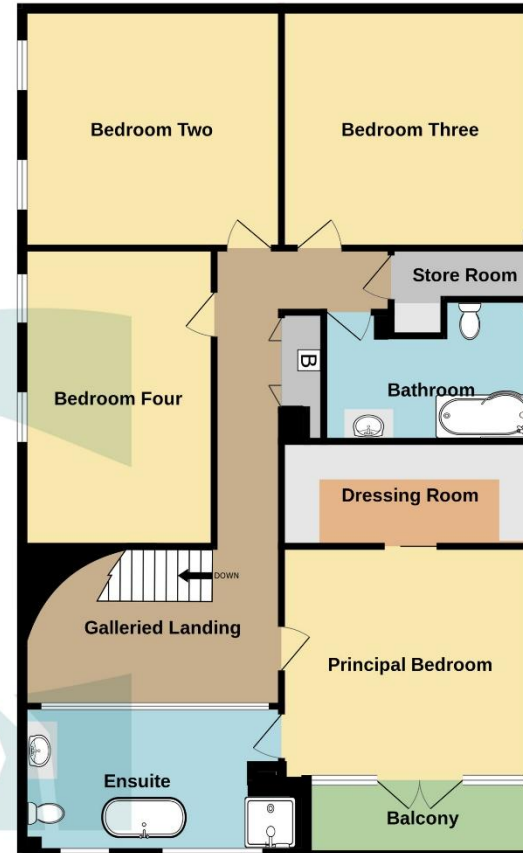


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Ground floor
2144 sq.ft. (199.2 sq.m.) approx.



First floor
1343 sq.ft. (124.7 sq.m.) approx.



Reception Hall

17' 6" x 14' 9" (5.33m x 4.49m)

Sitting Room

17' 8" x 14' 8" (5.38m x 4.47m)

Kitchen/Breakfast Room

19' 8" x 14' 8" (5.99m x 4.47m)

Utility Room

L-shaped 13' 1" x 9' 11" (3.98m x 3.02m)

WC

6' 4" x 4' 2" (1.93m x 1.27m)

Cloaks

5' 11" x 5' 11" (1.80m x 1.80m) plus 4' 11" x 4' 1" (1.50m x 1.24m)

Family Room

19' 9" x 17' 10" (6.02m x 5.43m)

Double Garage

23' 10" x 22' 2" (7.26m x 6.75m)

First Floor

Principal Bedroom

14' 10" x 13' 2" (4.52m x 4.01m)

Balcony

13' 3" x 4' 2" (4.04m x 1.27m)

Ensuite

14' 7" x 8' 4" (4.44m x 2.54m)

Dressing Room

14' 10" x approx 4' 10" (4.52m x 1.47m)

Bedroom Two

14' 11" x 13' 8" (4.54m x 4.16m)

Bedroom Three

14' 11" x 13' 8" (4.54m x 4.16m)

Bedroom Four

17' 5" x 10' 7" (5.30m x 3.22m)

Bathroom

12' 3" x 5' 11" (3.73m x 1.80m) widening to 7' 11" (2.41m)

TOTAL FLOOR AREA : 3486 sq.ft. (323.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Principal Bedroom Suite







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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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