





## CROSSWAYS RIPPLE, DEAL, KENT, CT14 8HY

£1,000,000

- Detached four-bedroom bungalow built in 2005 on approx. 1.6 acres
- Panoramic countryside views with nearest neighbour approx. 500m away
  - Peaceful rural setting with privacy and sunsets
- Open-plan living and dining room with sliding doors to the garden
  - Kitchen–breakfast room plus separate sitting room
- Four bedrooms (one currently used as a walk-in wardrobe)
  - Underfloor heating and air conditioning
  - Detached double garage and separate office/gym
  - Extensive gated driveway with ample parking
- Annexe or Paragraph 84e ‘Grand Designs’ home potential (STP)









## ABOUT THIS HOME

If you are considering a move to the coast or countryside, this beautifully positioned detached bungalow set within approximately 1.6 acres (not verified) offers a rare opportunity to enjoy space, privacy and far-reaching rural views. Built in 2005, the property sits in a spectacular position surrounded by rolling farmland, with panoramic countryside views to the rear and the nearest neighbouring property approximately 500 metres away, creating a wonderful sense of seclusion.

The accommodation has been thoughtfully arranged to make the most of the breathtaking outlook, with large rear-facing windows and sliding doors framing the surrounding landscape, particularly from the open-plan living and dining room, which flows naturally from the sociable kitchen-breakfast room. In addition, there is a separate sitting room, providing a more intimate space to relax.

The property offers four well-proportioned bedrooms, two of which benefit from en-suite bathrooms, alongside a generous family bathroom and cloakroom, while the home further benefits from underfloor heating and air conditioning for year-round comfort.

Outside, the gardens and adjoining paddock enjoy uninterrupted views across neighbouring farmland and provide the perfect setting to enjoy spectacular sunsets. The property is further enhanced by a detached double garage, a separate office/gym, and an extensive gated driveway providing ample parking. There is also exciting potential, subject to the necessary planning permissions, to create an annexe or even a Paragraph 84e 'Grand Designs' style home within the land to the side.





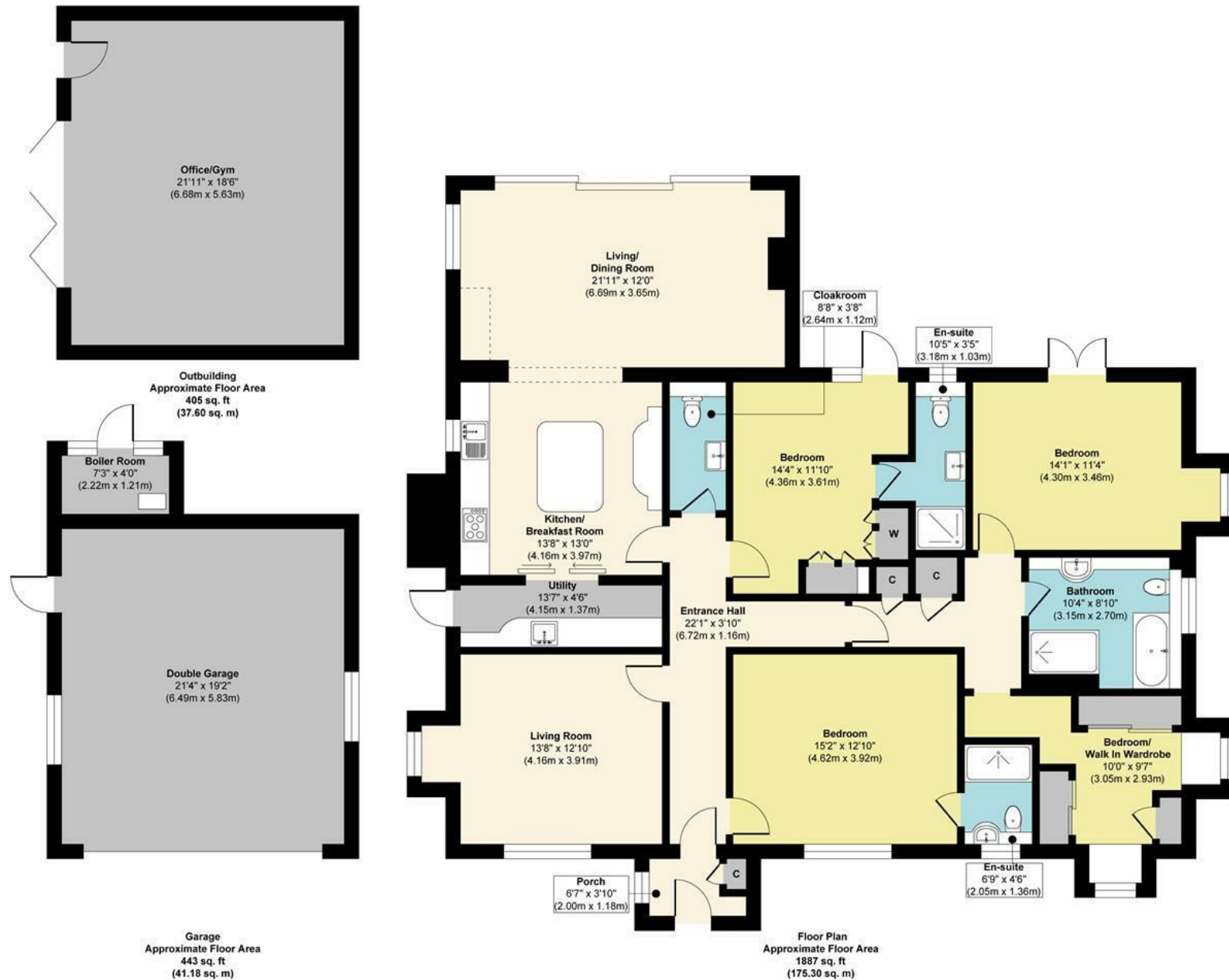
## OWNERS COMMENTS

"We bought this property the day we viewed it. The views are incredible, the peace and tranquillity are second to none, yet the beach, shops, pubs, restaurants, beautiful walks and the station to London are all just five minutes away. It was also a stunning blank canvas.

Over the past four years we've transformed it into what we believed would be our forever home. No expense has been spared to create a calm, contemporary space with beautiful finishes and high-quality fittings throughout. It's economical to run, easy to maintain, offers plenty of secure parking and is simple to lock up and leave, while the social spaces have hosted many memorable family moments and parties. Some of our favourite evenings have been spent watching the sunset with a bottle of wine, listening to the wildlife and enjoying the peace of nature.

With heavy hearts we're now selling to move to the West Country to be closer to our daughter, paying nearly double the asking price for a home that only just comes close to Crossways. Life moves on."





**Approx. Gross Internal Floor Area 2735 sq. ft / 254.08 sq. m (Including Garage & Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**Agents Notes**

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

## ABOUT THE AREA

This home is set in a truly breathtaking location surrounded by picturesque rolling farmland with far-reaching views, offering a peaceful countryside setting while remaining wonderfully connected.

For families, the area is particularly well served by highly regarded schools, including Kingsdown and Ringwould C of E Primary School, rated Outstanding in all areas (2023), just a 7-minute drive (2.5 miles) away. St Mary's Catholic Primary School in Deal, rated Good in all areas (November 2022), is approximately 8 minutes away (2.9 miles), while Goodwin Academy in Deal, also rated Good in all areas (2025), is around 8 minutes away (3.2 miles).

Nearby Deal is under 10 minutes by car and is widely regarded as one of the prettiest seaside towns in Kent, with an award-winning high street and an unspoiled seafront. Beaches at Walmer and Kingsdown are around 7 minutes away, perfect for evening walks or a quick visit to the coast.

Golfers are particularly well catered for, with Walmer and Kingsdown Golf Club around 10 minutes away, Royal Cinque Ports Golf Club approximately 12 minutes away, and the renowned Royal St George's Golf Club, host of the 149th Open Championship, just 18 minutes away.





# ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

# CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

