



Robin's Roost, 27 Blake Close
Walmer, Deal, CT14 7UB
£665,000

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Robin's Roost

27 Blake Close, Walmer, Deal

A handsome modern detached family home, set in a quiet cul-de-sac within Upper Walmer, enjoying well proportioned accommodation, private gardens and no onward chain.

Situation

Blake Close is a quiet residential no through road consisting of executive detached homes in Upper Walmer. The property is situated close to the village centre offering a good range of amenities with a butcher, baker, chemist, general store and two inns. There are further shops and a growing selection of cafes and restaurants to be found on Lower Walmer seafront. A short distance away is the mainline railway station from where frequent services connect to local towns and the Javelin high speed link to London St Pancras. The seafront lies to the east with its two mile shoreline and popular promenade and cycle path between Deal and Kingsdown. Deal town centre to the north has won many awards for its traditional seaside vibe, eclectic high street and creative arts scene.

home offers a spacious layout in a peaceful residential setting, ideal for families seeking comfort, space, and flexibility.

Outside

Set amidst mature planting, the generous driveway provides ample parking and leads to a double garage with twin up-and-over doors. Gated side access leads to the fully enclosed rear garden, which features a lawned area, a paved pathway, and a patio directly adjoining the house — all framed by well-established shrubs and planting to the borders.

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.

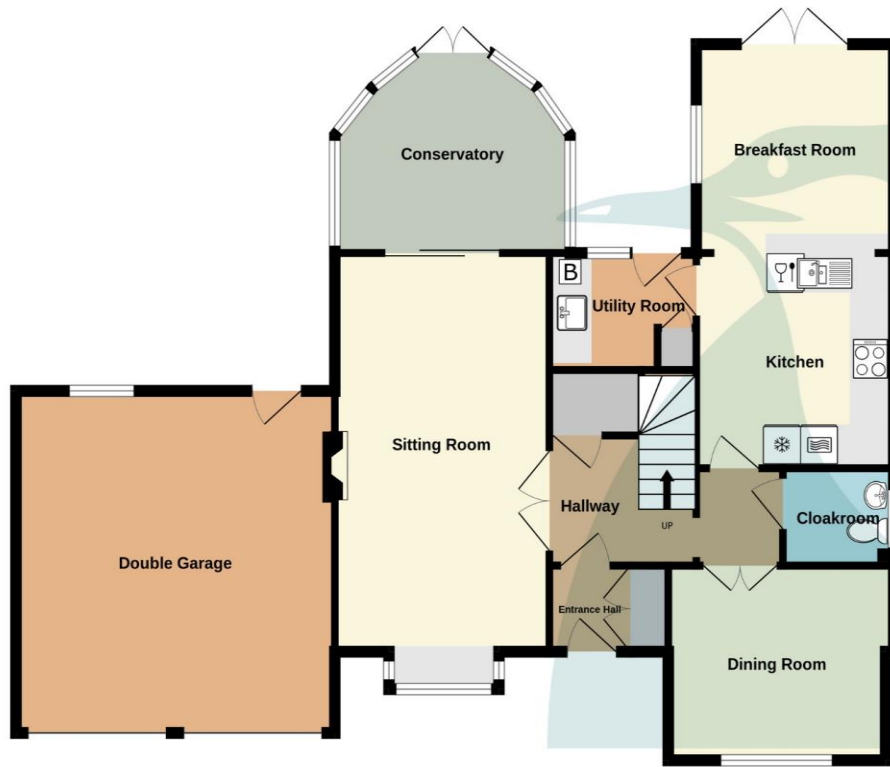
The Property

Tucked away at the end of a quiet cul-de-sac, Robin's Roost is a well-proportioned, detached family home offering generous living space, a versatile layout, and the benefit of a two-storey rear extension and conservatory. Behind a covered entrance porch, a welcoming reception hall with turning staircase offers excellent storage, and a practical ground floor cloakroom. Two reception rooms are accessed via glazed-panel doors, including a spacious sitting room, with conservatory beyond, and a flexible second room, ideal as a dining area, study or playroom. The extended kitchen/breakfast room has a range of fitted units with granite worktops. A separate utility room offers extra storage and garden access. Upstairs, the principal bedroom has built-in wardrobes and an ensuite shower room. Three further bedrooms are well-served by a family bathroom. This much loved



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Ground floor
1121 sq.ft. (104.2 sq.m.) approx.



First floor
730 sq.ft. (67.8 sq.m.) approx.



- Sitting Room**
19' 9" x 11' 0" (6.02m x 3.35m)
- Conservatory**
12' 1" x 9' 11" (3.68m x 3.02m)
- Dining Room**
11' 2" x 9' 8" (3.40m x 2.94m)
- Kitchen**
10' 3" x 9' 11" (3.12m x 3.02m)
- Breakfast Room**
10' 4" x 10' 2" (3.15m x 3.10m)
- Utility Room**
7' 8" x 5' 9" (2.34m x 1.75m)
- Cloakroom**
5' 8" x 4' 10" (1.73m x 1.47m)
- First Floor**
- Principal Bedroom**
12' 3" x 11' 2" (3.73m x 3.40m)
- Ensuite Shower Room**
7' 7" x 5' 10" (2.31m x 1.78m)
- Bedroom Two**
18' 10" x 10' 4" max (5.74m x 3.15m)
- Bedroom Three**
11' 2" x 9' 7" (3.40m x 2.92m)
- Bedroom Four**
11' 3" x 7' 2" (3.43m x 2.18m)
- Bathroom**
7' 6" x 7' 1" (2.28m x 2.16m)
- Double Garage**
16' 11" x 16' 5" (5.15m x 5.00m)



TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.

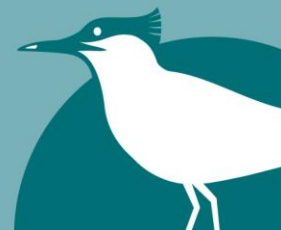
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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