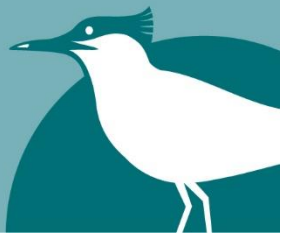




Pembrook  
8 Granville Road  
Walmer, CT14 7LU

[colebrooksturrock.com](http://colebrooksturrock.com)



# Pembrook

## 8 Granville Road, Walmer

*A truly charming, detached residence of elegant proportions, nestled within beautiful established gardens.*

### Situation

One of the finest locations in Lower Walmer, Granville Road is a wide avenue leading to the beachfront and sea, and is distinguished by an array of impressive, detached houses set in large gardens, establishing a spacious setting. Walmer seafront is close by with its two-mile pebble shoreline and well used promenade and cycle path. Deal town centre to the north has a growing cafe culture with pedestrianised high street, local inns and restaurants along with high street multiples and specialist shops. Walmer and Deal both provide a mainline railway service which is now inclusive of the Javelin High Speed Link to London St. Pancras. Approximately six miles to the south is the harbour town of Dover with access to the southern motorway network and ferry services to the continent. The cathedral city of Canterbury is approximately 17 miles away and provides a wider range of cultural, sporting and leisure facilities.

### The Property

Nestled within beautifully landscaped and meticulously maintained gardens, Pembrook is an elegant, detached residence set in one of Walmer's most sought-after locations. This impressive family home reflects exceptional craftsmanship and has been thoughtfully maintained and enhanced over the years.

A welcoming central entrance hall introduces a well-balanced and practical layout. To the rear, the principal reception rooms are arranged side by side, perfectly positioned to enjoy views over the enviable south-facing gardens. Both the sitting room and dining room feature attractive fireplaces and striking wood flooring, which extends throughout much of the ground floor.

The kitchen is fitted with bespoke cabinetry and granite worktops, complemented by a comprehensive range of ancillary spaces including a utility room, pantry, scullery and ground-floor cloakroom.

Also on the ground floor are two generously sized double bedrooms, each benefiting from fitted wardrobes, along with a spacious family bathroom. The first floor is dedicated to a superb, light-filled principal bedroom suite, offering ample storage and a private ensuite bathroom.

This charming home further benefits from gas central heating and characterful Crittall windows with secondary glazing.

### Outside

Set back from the road, a five-bar gate and brick and hedge boundary enclose a beautifully landscaped front garden, thoughtfully planted and meticulously tended for year-round interest. A driveway to the side provides ample parking and access to a single garage, whilst a pedestrian gate leads to a secluded side patio, with glazed garden room and antique rotating summer house. Extending to the rear is a truly magnificent lawned garden, where established trees and shrubs offer complete privacy and seclusion to this enchanting space. An impressive pond forms the focal point, complemented by a selection of mature camellias nestled within the stocked borders. To the right-hand side, a pathway leads to a timber garden shed.

### 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

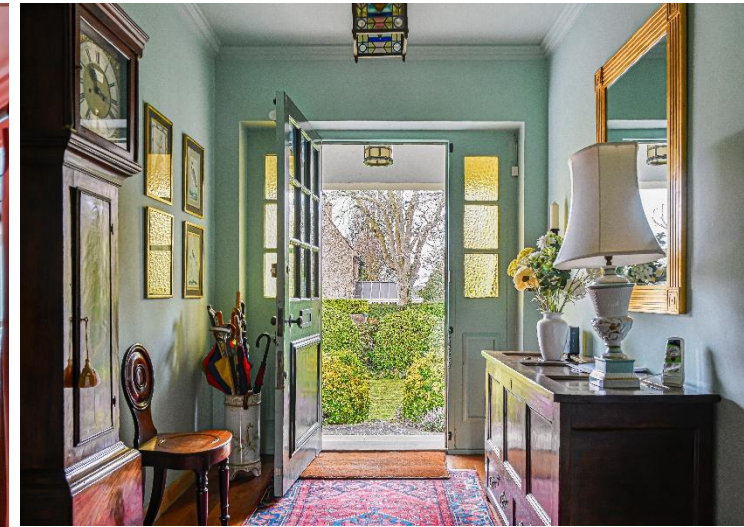
Freehold

**Current Council Tax Band: G**

**EPC Rating: E**


### Agents Note

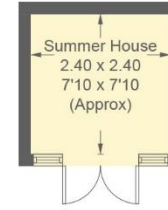
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



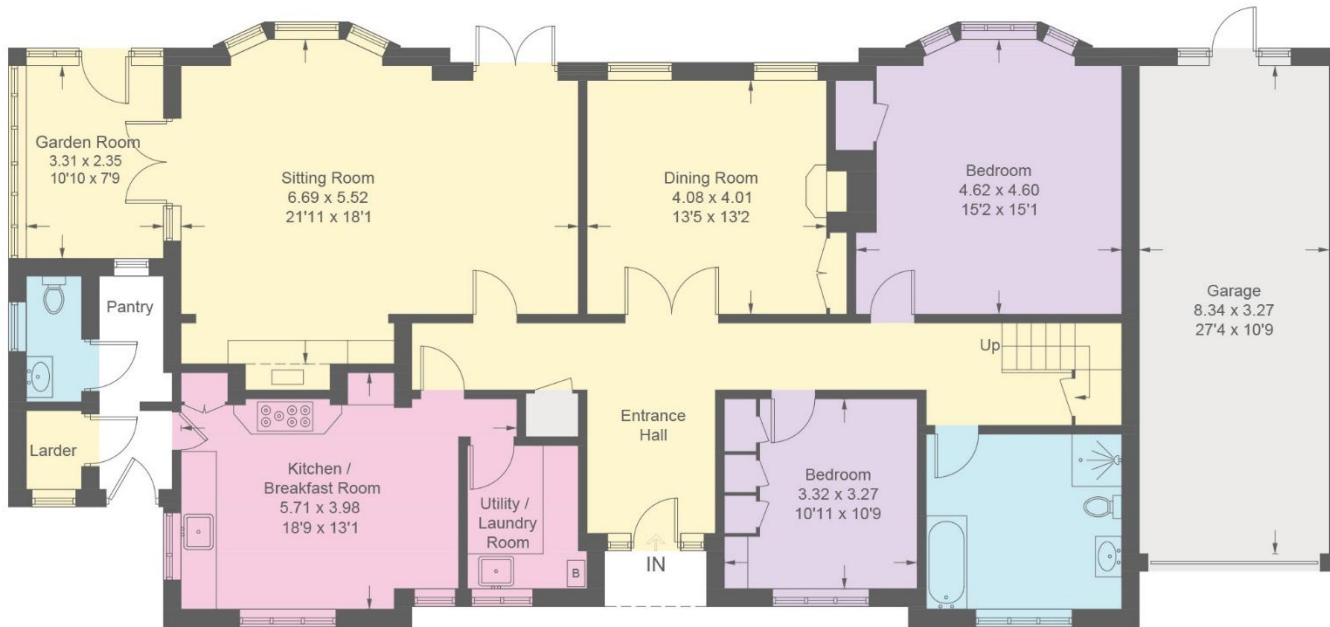
To view this property call Colebrook Sturrock on **01304 381155**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	47 E	
21-38	F		
1-20	G		

 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor - 164.2 sq m / 1767 sq ft



First Floor - 62.7 sq m / 675 sq ft

Approximate Gross Internal Area = 226.9 sq m / 2442 ft

Garage = 27.3 sq m / 294 sq ft

Summer House = 5.8 sq m / 62 sq ft

Total = 260.0 sq m / 2798 sq ft  
(Excluding Eaves)

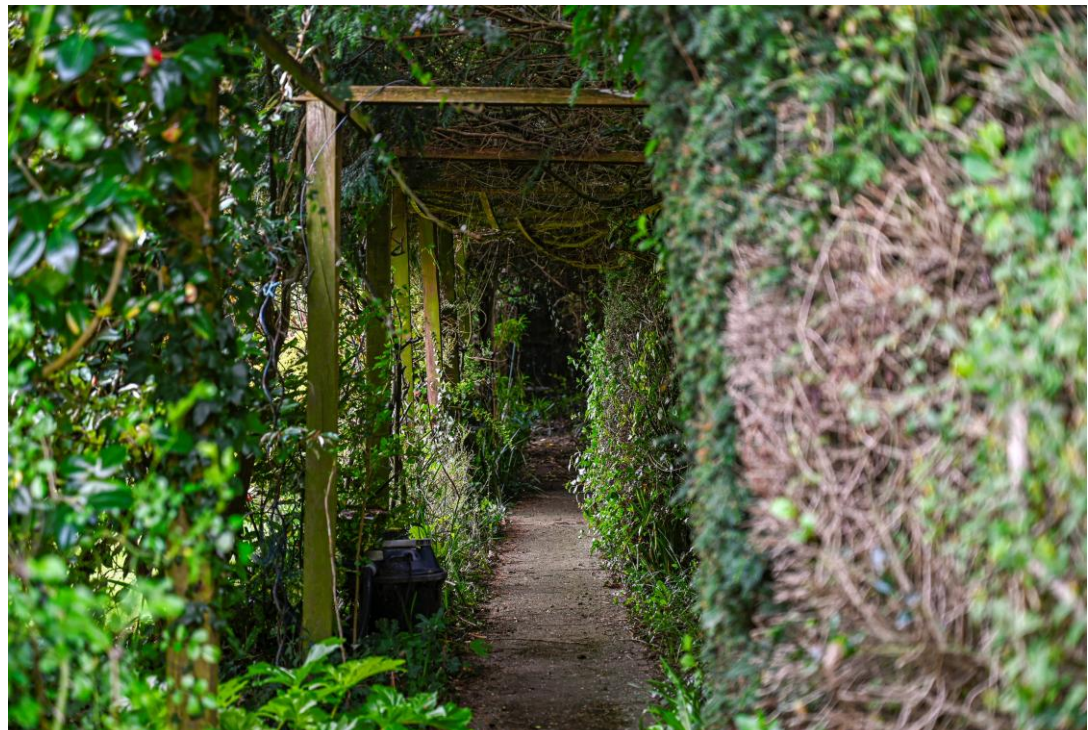
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1286711)

[www.bardenvisuals.co.uk](http://www.bardenvisuals.co.uk)





To view this property call Colebrook Sturrock on **01304 381155**



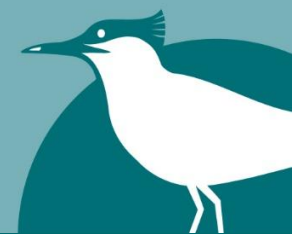




17 The Strand, Walmer, Deal, CT14 7DY  
t: 01304 381155  
walmer@colebrooksturrock.com  
www.colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Sandwich • Saltwood • Hawkinge