



The Old Cottage, The Rise
Kingsdown, Deal, CT14 8BE
£595,000

colebrooksturrock.com





The Old Cottage

The Rise, Kingsdown, Deal

A charming period cottage set in the heart of Kingsdown boasting a lovely private garden, generous garage and workshop plus off-road parking.

Situation

The Rise is a centrally located street in the charming village of Kingsdown, just a short walk from the primary school, local amenities and the beach. Kingsdown is a sought-after village offering a variety of local amenities, including a post office, a high-end butcher, a convenience store, three local inns, and a respected local primary school. To the east, the village is bordered by the English Channel, featuring an unspoiled pebble shoreline and a scenic two-mile cycle route and footpath leading to Deal. This fashionable coastal town boasts a picturesque seafront, an eclectic high street with several eateries, and a selection of unique independent and vintage shops. For commuters, Walmer train station offers regular coastal services and convenient connections to the Javelin high-speed service to London St Pancras.

The Property

The Old Cottage, dating in part from 1747 and thoughtfully combined with a later Victorian addition, offers a truly distinctive and charming period home. Beautifully presented and meticulously maintained by the current owner for over 30 years, the property blends historic character with comfortable modern living. The welcoming entrance hall, complete with a practical ground floor cloakroom, leads into an attractive kitchen/dining room featuring a range of shaker-style cabinetry, a matching dresser, and solid wood worktops. Steps descend to an impressive and generously proportioned sitting room rich in period character, where striking inglenook fireplaces anchor either end of the space and a former bread oven provides an additional historic feature. Enjoying a dual-aspect outlook, the room is filled with natural light and benefits from French doors opening directly onto the delightful cottage garden. Further steps lead to a useful cellar and a separate utility/laundry room. The first floor comprises two well-proportioned double bedrooms served by a contemporary shower room, alongside an exceptional principal suite featuring a fireplace, vaulted ceiling, built-in

wardrobes, and a luxurious ensuite bathroom complete with a freestanding bath and separate shower enclosure.

Outside

To the side of the property, a hardstanding area provides off-road parking for one vehicle and offers vehicular access to a substantial timber garage measuring 31' 5" x 11' 5" (9.57m x 3.48m). To the rear lies a thoughtfully designed and uniquely landscaped garden, creating a wonderfully engaging outdoor space. Fully stocked raised beds, winding pathways, and ornamental ponds combine to provide interest and colour throughout, all leading to a fantastic covered entertaining area positioned at the heart of the garden. Complementing the garage is a separate timber workshop measuring 20' 4" x 10' 6" (6.19m x 3.20m). Both outbuildings benefit from power and lighting, with water butts also installed to support practical and sustainable garden use.

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: E

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.



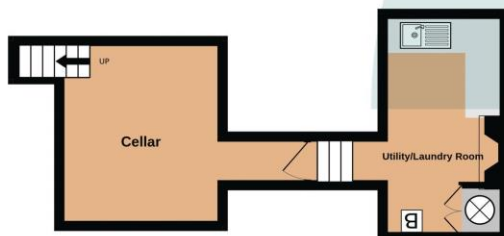
To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
621 sq.ft. (57.7 sq.m.) approx.

First floor
585 sq.ft. (54.4 sq.m.) approx.



Basement
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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.
Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Entrance Hall

7' 6" x 5' 5" (2.28m x 1.65m)

Cloakroom

5' 4" x 4' 5" (1.62m x 1.35m) narrowing 2' 7" (0.79m)

Kitchen/Dining Room

21' 7" x 11' 6" (6.57m x 3.50m)

Sitting Room

21' 6" to front of inglenooks x 12' 9" (6.55m x 3.88m)

Basement Level

Cellar

10' 9" x 9' 4" (3.27m x 2.84m)

Utility/Laundry Room

13' 0" x 7' 0" (3.96m x 2.13m)

First Floor

Principal Bedroom

15' 5" inc. wardrobes x 11' 5" (4.70m x 3.48m)

Ensuite Bathroom

11' 6" x 5' 10" (3.50m x 1.78m)

Bedroom Two

14' 9" max x 7' 7" (4.49m x 2.31m) extending to 10' 1" (3.07m)

Bedroom Three

13' 2" max x 7' 7" (4.01m x 2.31m)

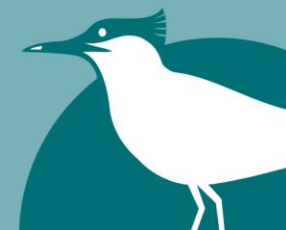
Shower Room

7' 5" x 5' 4" (2.26m x 1.62m)

17 The Strand, Deal, Kent, CT14 7DY
t: 01304 381155
walmer@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: Hawkinge • Saltwood • Sandwich