



Little Gothic, Green Lane  
Walmer, Deal, CT14 7RU  
£635,000

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# Little Gothic

Green Lane, Walmer, Deal

A unique four-bedroom house in a desirable setting, at the end of a private leafy lane with no through traffic. Wrapped in lovely gardens.

## Situation

Just off Church Street in Upper Walmer, Green Lane is well connected to local amenities, the coast and mainline train station with a regular high-speed link to London St Pancras. Along the coastal path is the vibrant town of Deal, famed for its award-winning high street, independent shops, art, cafes and restaurants.

## The Property

The owners have thoughtfully renovated the house; modernised with style and creativity. The gardens, landscaped with an abundance of plants chosen for texture and flowers throughout the seasons. This delightful property, connected historically to two adjoining houses, is airy, spacious, framed by foliage with views into the Upper Walmer conservation village.

Steps take you up to the property, into a porch, then into the eat-in kitchen; marble worktops sit on contemporary and character units; adjacent is a custom-made utility room. A tiled hallway leads to the music/library room with paneling and custom-built shelving. The stunning living room has magnificent sash windows, high ceiling and a large fireplace and original floorboards. The downstairs bathroom has stained glass panel doors and cast-iron roll-top bath. A door leads out to a back porch into the sunny courtyard. Storage will not be an issue in this house; there is a walk-in cupboard under the stairs and large built-in cupboards in the hall and on the landing. Upstairs, the principal bedroom is used as a studio, flooded with light and lovely green leafy vistas over the rooftops. Bedroom two is a double, cosy with views onto a beautiful Copper Beech tree. Bedroom three is a double with custom shelving and pretty views over gardens. Bedroom four is a single with paneling; it doubles up as a place to write. The upstairs bathroom has a contemporary shower, and high-level cistern.

This unique home defies convention and although technically terraced must be viewed to fully appreciate its setting, space and originality.

## Outside

The property has three separate garden areas. The first, approximately 40' 7" x 38' 0" (12.36m x 11.57m), incorporates private parking, a west facing kitchen/flower garden and a single garage, 17' 3" x 9' 3" (5.25m x 2.82m), set up as a workspace with power and lighting. Behind a beech hedge is a landscaped garden, approximately 37' 2" x 30' 1" (11.32m x 9.16m). The paved south facing courtyard fronts the sitting/dining room, 24' 8" x 21' 4" (7.51m x 6.50m).

## 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: D

EPC Rating: N/A

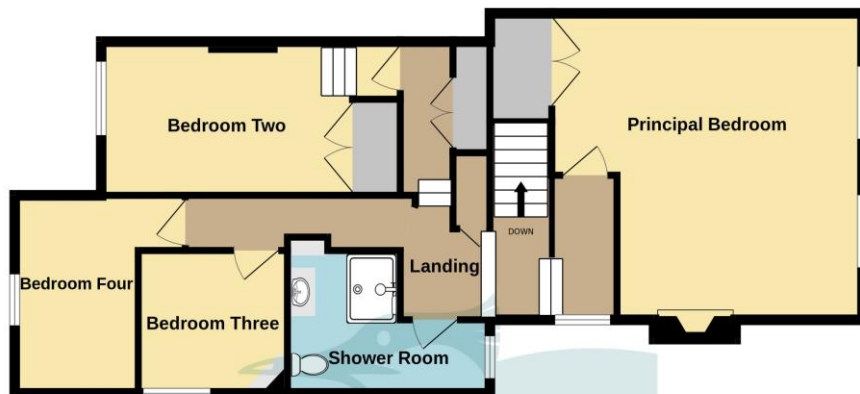
## Agents Note

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**

**First floor**  
831 sq.ft. (77.2 sq.m.) approx.



**Sitting/Dining Room**

20' 0" into bay x 17' 0" (6.09m x 5.18m)

**Music Room**

16' 9" x 8' 1" (5.10m x 2.46m)

**Kitchen/Breakfast Room**

11' 10" plus recess x 11' 0" (3.60m x 3.35m)

**Utility Room**

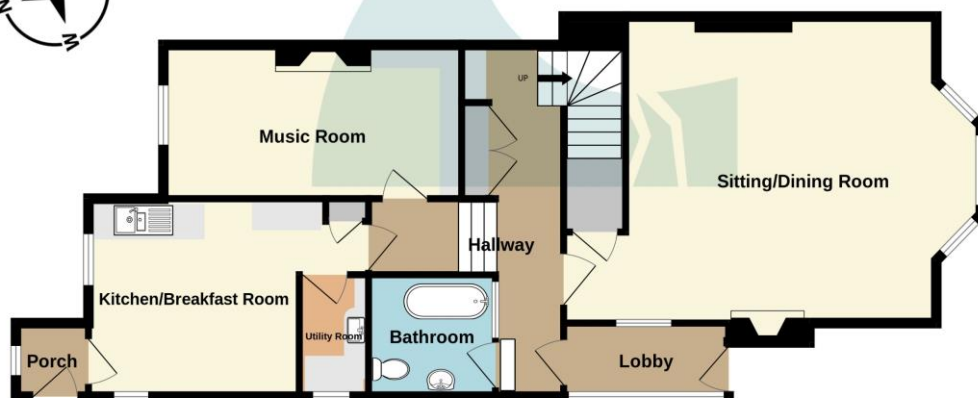
6' 2" x 3' 6" (1.88m x 1.07m)

**Bathroom**

7' 2" x 7' 1" (2.18m x 2.16m)



**Ground floor**  
898 sq.ft. (83.4 sq.m.) approx.



**First Floor**

**Principal Bedroom**

17' 5" x 17' 0" (5.30m x 5.18m)

**Bedroom Two**

14' 2" x 8' 3" (4.31m x 2.51m)

**Bedroom Three**

8' 5" x 8' 0" (2.56m x 2.44m)

**Bedroom Four**

10' 11" x 6' 11" plus recess (3.32m x 2.11m)

**Shower Room**

L-shaped 11' 7" x 7' 9" (3.53m x 2.36m)

**TOTAL FLOOR AREA : 1729 sq.ft. (160.6 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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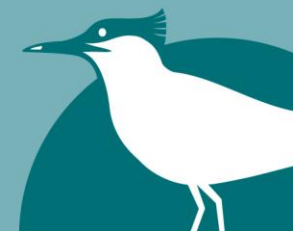
17 The Strand, Deal, Kent, CT14 7DY

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.

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