



15 Archery Square
Walmer, Deal, CT14 7JA
£935,000

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15 Archery Square

Walmer, Deal

A period residence, nestled within Archery Square, showcasing characterful accommodation of generous proportions, with a self contained apartment.

Situation

Archery Square has long been coveted as a highly desirable address, due to the commanding period buildings overlooking the ever popular Walmer Lawn Tennis and Croquet Club. The property is just 250 yards from the seafront with its two mile pebble shoreline offering a wide range of water sports with various sailing, rowing, and angling clubs together with the popular promenade and cycle path. The parade of shops on The Strand provides shopping essentials and a variety of cafes and restaurants. Deal town centre to the north has won several awards for its eclectic high street with a growing cafe culture, local inns and restaurants along with a selection of high street multiples and wonderful individual shops. Both Walmer and Deal have a mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras. Commuters will be pleased to find quick access to A2/M2 and connections to the Kent motorway network, Channel Tunnel and Dover Port. The surrounding countryside offers endless walking opportunities and there are four good golf courses within a radius of six miles.

The Property

The property offers generously proportioned, light and airy accommodation throughout, with Victorian features such as high ceilings, period fireplaces and deep skirting boards. Wide stone steps lead up to the front door and into an entrance hall. The ground floor features a front-facing sitting room, with a large arched window, seamlessly flowing through into a spacious and bright dining room overlooking the rear gardens. A modern kitchen, positioned at the front, is fitted with matching cabinetry and a variety of integrated appliances. The impressive principal bedroom and generous size second bedroom is located on the first floor where there is also a useful utility room offering ample storage. The second floor provides two further double bedrooms and a single bedroom, all accessed via a spacious landing with convenient eaves storage. The rear-facing rooms enjoy a sunny aspect with garden views, while the front-facing rooms overlook the picturesque tree-lined

square and tennis courts. A self-contained apartment, in need of refurbishment, occupies the lower ground floor, presenting an opportunity to reinstate additional living space. With its own private entrance via steps from the rear garden, this apartment includes a kitchen/breakfast room, a sitting room with sliding doors opening onto a courtyard, two double bedrooms, a study, and a shower room. This fabulous family home offers an abundance of space and charm, with significant potential for further enhancement.

Outside

A low maintenance gravel garden lies to the front with a narrow strip of hardstanding to the side. A side gate grants access to the generously sized, private rear garden, which is primarily laid to lawn and bordered by a variety of mature trees and shrubs. Steps lead down to a paved courtyard area, offering a charming outdoor space. At the bottom of the garden is an area of off road parking via double gates. Vehicular access is obtained from Dover Road via an unmade road leading to the rear of the terrace.

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**

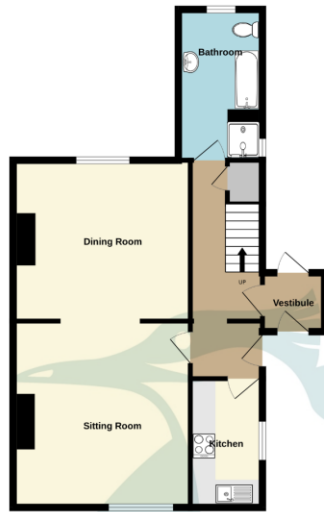
Annexe
681 sq.ft. (63.3 sq.m.) approx.



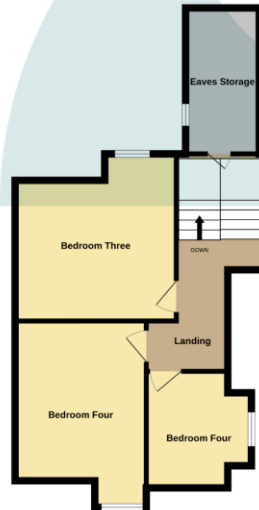
First floor
620 sq.ft. (57.6 sq.m.) approx.



Ground floor
644 sq.ft. (59.8 sq.m.) approx.



Second floor
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 2495 sq.ft. (231.8 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.

Annexe

Sitting Room

13' 9" x 12' 10" (4.19m x 3.91m)

Kitchen

12' 10" x 8' 5" (3.91m x 2.56m)

Shower Room

9' 5" x 4' 3" (2.87m x 1.29m)

Bedroom One

14' 10" x 10' 4" (4.52m x 3.15m)

Bedroom Two

10' 9" x 8' 2" (3.27m x 2.49m)

Ground Floor

Sitting Room

14' 11" x 14' 2" (4.54m x 4.31m)

Dining Room

14' 1" x 12' 11" (4.29m x 3.93m)

Kitchen

10' 4" x 5' 11" (3.15m x 1.80m)

Bathroom

12' 1" x 6' 9" (3.68m x 2.06m)

First Floor

Principal Bedroom

14' 11" x 14' 2" (4.54m x 4.31m)

Dressing Room/Bedroom

14' 2" x 12' 11" (4.31m x 3.93m)

Utility Room

14' 10" x 6' 0" (4.52m x 1.83m)

First Floor Bathroom

8' 3" x 6' 9" (2.51m x 2.06m)

Second Floor

Bedroom Two

13' 3" x 12' 11" (4.04m x 3.93m)

Bedroom Three

12' 10" plus dormer recess x 10' 6" (3.91m x 3.20m)

Bedroom Four

9' 4" x 8' 5" (2.84m x 2.56m)

Eaves Storage

11' 8" x 6' 0" (3.55m x 1.83m)

Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		76 C
69-80	C		
55-68	D	64 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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