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T: 07970 059561



The Old Coach House, Grams Road, Walmer, CT14

**Fixed Price
£799,000 Freehold**



- **Classic Period Home**
- **Separate Sitting Room/Study**
- **Ground Floor Shower Room**
- **Three Double Bedrooms**
- **Two Conservatories**
- **Detached One Bedroom Annexe**
- **Living Room**
- **Family Bathroom**
- **Colourful Well Stocked Gardens**

A classic period, detached home, standing in lovely grounds in the heart of the seaside village of Walmer. Tucked away from passing traffic yet, only a minute away from a parade of busy local shops, including pub, restaurant and bus service. The delightful home benefits from a detached annexe and a private car park at the front of the premises. The railway station is only a short walk away and provides a direct high-speed train service to Ashford International and London St Pancras, with local connections to Charing Cross, Margate, Ramsgate, Sandwich and Canterbury. There is good access to the Continent.

This delightful property offers accommodation which includes on the ground floor a welcoming bright entrance hallway, leading to an impressive living room measuring 23'3 x 15'6 having three double glazed windows overlooking the sunny garden, which is south/southwest facing. This in turn leads to a study/sitting room which measures 15'11 x 13'0 and connect with folding doors to a glorious conservatory which also overlooks the front gardens. The ground floor accommodation further includes the kitchen, shower room, and a double glazed luminous conservatory. To the first floor there are three double bedrooms, all facing the front garden. The light and airy principal bedroom has built in storage. Two further double bedrooms and a modern, fully tiled family bathrooms are accessed from the first floor landing.

'The Old Coach House' stands in lovely well stocked gardens, approached via a long driveway, with double opening gates. Included within the sale is a detached annexe, comprising a living room with kitchen area, bedroom and shower room. The colourful and interesting grounds also include a summer house and garden store. Walmer has a fine unspoilt coastline and the historic Walmer Castle, which is part of the medieval 'Cinque Ports,' with two impressive Tudor Castles,

going back to Henry VIII, and is closely linked with the neighbouring town of Deal, which has an excellent range of independent shops, cafes, restaurants, weekly markets and wonderful architecture and a quarter mile long pier affording views of the historic seafront. Furthermore, Deal came the first in the Daily Telegraph's 10 top spots to lay your beach towel and was praised for being 'the genuine Georgian article'. Just minutes walk away from the house is Walmer Castle and 'the wild sea front walk and cycle path' which take you to the village of Kingsdown and the 'Cliff's walk' leading to St. Margaret's bay. Walmer is well connected by all the amenities you could wish for, including nurseries, schools and colleges. The Cathedral City of Canterbury with its famous Cathedral, High Street, two universities and shopping centre is only 17 miles distant. The busy port of Dover with its regular crossing to Calais and the Channel Tunnel are both an easy distance from Walmer. The area offers plentiful outdoor activities with coastal cliff walks, fishing, sailing, swimming, cycling and golf. If golf is your preferred leisurely sport, there are two golf courses in the vicinity and Sandwich offers two world class golf courses, Royal St George's and Prince's. 'The Old Coach House' has a Kentish charm all of its own; it must be seen to be fully appreciated.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

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COUNCIL TAX: Band E

SERVICES: .

VIEWINGS: Strictly by appointment through sole agent-

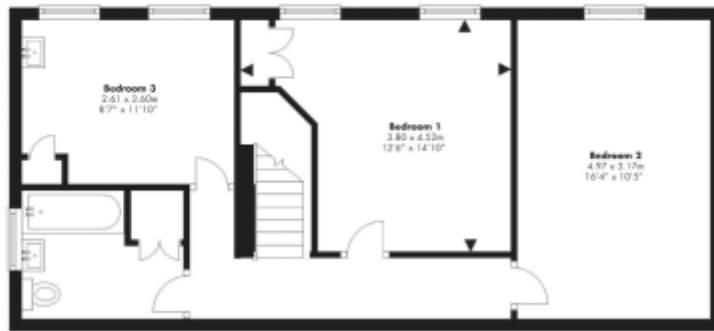
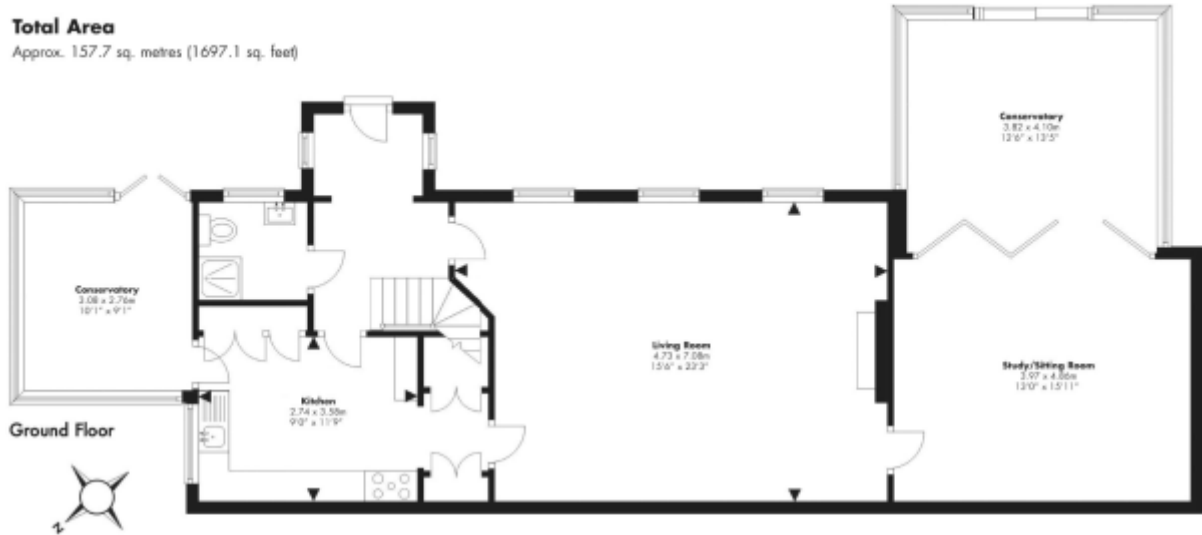
*** Thomas and Partners***



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Total Area

Approx. 157.7 sq. metres (1697.1 sq. feet)



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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