

Dover Branch:
T: 01304 206666

Deal Branch:
T: 01304 365454

Folkestone Branch:
T: 01303 210777



Herne Bay Branch:
T: 01227 360226

Thanet Branch:
T: 01843 210111

Out of hours:
T: 07970 059561

Asking price of £575,000

Clim Down, Kingsdown, CT14



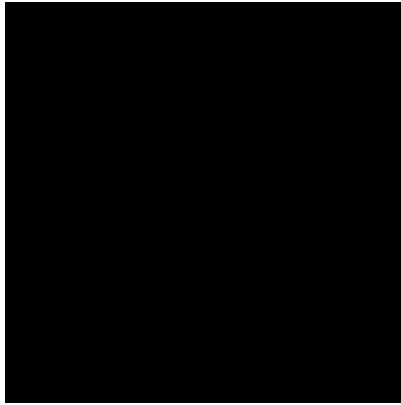
- 2409 Sq/Ft of Space Offers Unusually Generous Dimensions
- Triple Aspect Sitting Room & Separate Dining Room
- Three Reception Rooms Plus Conservatory

- Large Country Style Kitchen with Separate Utility Room
- Four WC's & Three Bathrooms
- Wrap Around Rear Garden with Wide Ranging Views

- Large Driveway, Large Garage & Rain Proof Car Port
- Separate Plot of Land with Potential

Set within a peaceful, secluded cul-de-sac in the highly sought-after seaside village of Kingsdown. This imposing four/five bedroom detached property is approached by a generous driveway providing off road parking for four cars. There is a larger than standard garage and a rain proof car port allowing two further cars to park off road. This striking family home is full of charm and period features offering a welcoming entrance hallway leading to the bay fronted dining room/office. Adjacent to the hallway is the main, triple aspect living room which is the perfect space to entertain guests and French doors to the rear garden. The country style kitchen/breakfast room has an extensive range of matching wall & base units, space for a dining table, a useful, separate utility area and access to the garden. Furthermore, there is an additional reception room/ground floor bedroom if required leading to the bright conservatory which enjoys wonderful views across the garden. Additionally, there is a ground floor cloakroom. As you follow the charming staircase, you are greeted by four double bedrooms. The master bedroom boasts an en suite shower room whilst bedroom two has a separate WC/en suite room. In addition, there is a four-piece family bathroom. Enjoying far reaching rural views, the wrap around rear garden is mostly laid to lawn surrounded by a selection of mature shrubs with a paved patio area which is perfect for al-fresco dining in the warmer months. The property also offers a plot which is large enough to build a freehold dwelling (dependant on planning permission). The current vendor advises all windows and doors are double glazed and a recent Bosch Worcester boiler has been installed. Kingsdown is a charming former fishing village of character and offers a range of leisure activities. The village retains a selection of shops and amenities including Post Office, Newsagent, Butcher, 3 Public Houses, The Church of St John and respected Primary School. Recreational activities include water sports, fishing and the Kingsdown Golf Course. The historic coastal town of Deal has it's 'High Street of the Year' yet retains much of its character as a former maritime town. Dover with its docks and cross channel services is 7 miles away offering fast and regular access to The Continent. A fast rail link to London St Pancras is available at the nearby Walmer station.

Clim Down, Kingsdown, CT14







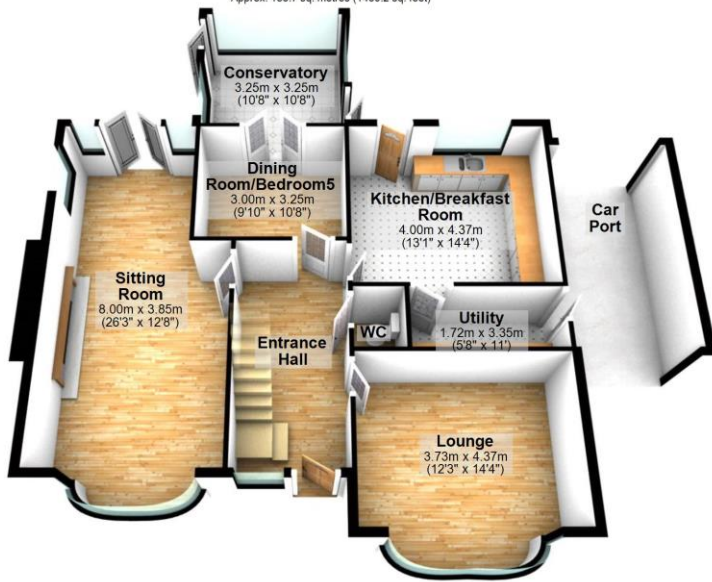






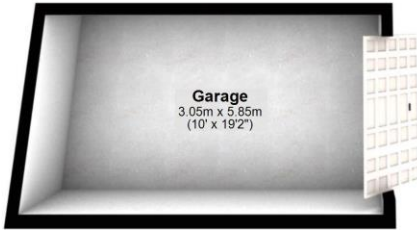
Ground Floor

Approx. 135.7 sq. metres (1460.2 sq. feet)



First Floor

Approx. 88.2 sq. metres (949.5 sq. feet)



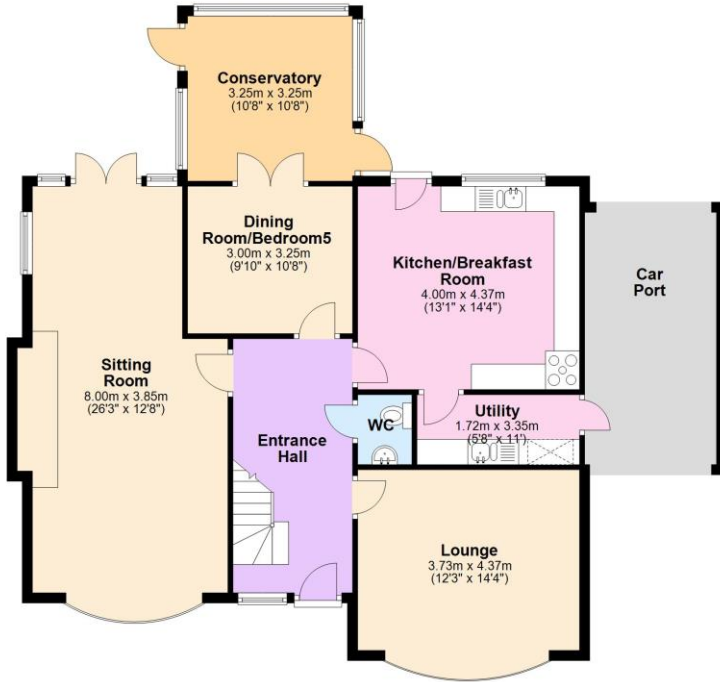
Garage
3.05m x 5.85m
(10' x 19'2")

Total area: approx. 223.9 sq. metres (2409.7 sq. feet)

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.
Plan produced using PlanUp.

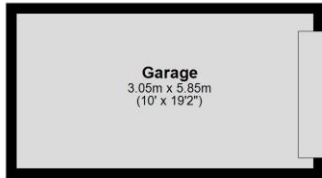
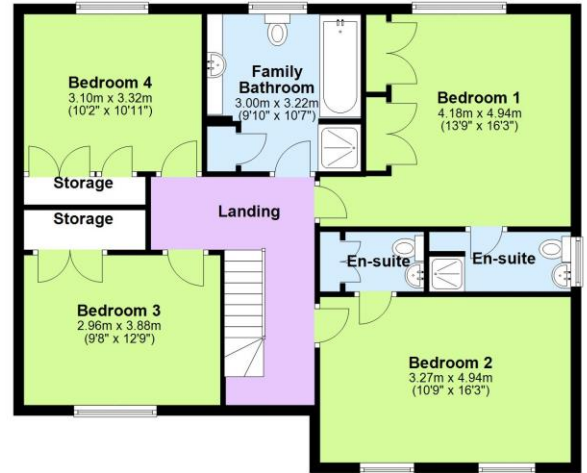
Ground Floor

Approx. 135.7 sq. metres (1460.2 sq. feet)



First Floor

Approx. 88.2 sq. metres (949.5 sq. feet)



Total area: approx. 223.9 sq. metres (2409.7 sq. feet)

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.
Plan produced using PlanUp.

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THOMAS AND PARTNERS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.