

"...backing on to farmland
with views towards Hawkshill
at the rear"



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Spindrift

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Spindriff Hawksdown, Walmer, Kent CT14 7PN

A substantial, modern detached family house situated in a delightful location backing on to farmland with views towards Hawkshill at the rear.

Distances

- Deal town centre 2 miles
- Sandwich 6 miles
- Dover 7 miles
- Canterbury 30 minutes
- London 78 minutes
(By HST from Walmer)
- Channel Tunnel 25 minutes

Times & distances are approximate.





Summary

- 3 Reception Rooms
- Family Room
- Sun Room
- Kitchen
- Cloakroom
- 2 Bedroom Suites
- 2 further Bedrooms
- 3rd Bathroom
- Mature Gardens
- Off road Parking for several cars
- Double Garage

Spindrift is a spacious, detached family house situated in a quiet and sought after location on the edge of the Hawksdown estate. Local shops, the beach and Walmer station are within walking distance of the property. Built in the 1970s, the house has been extended over the years to now provide a well appointed home offering versatile accommodation on 2 floors. The house has been well maintained throughout and features include coved ceilings, glazed internal doors and delightful views to the rear.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping with a number of major retailers complemented by an excellent selection of local shops and trades. In January 2014 the town won The Daily Telegraph Award for High Street of the Year. In March 2018 and again in 2020 it was mentioned in the Sunday Times as one of the top 100 towns to in which to live in the UK. The railway station offers frequent London services - including high-speed services to St Pancras - and good access exists to the Channel Ports, Canterbury, the Channel Tunnel Terminal and the motorway network.

A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with golf courses of national and international status and excellent bathing, fishing, boating and sailing along the varied coastline.

Accommodation consisting of:

GROUND FLOOR

Entrance Porch with a glazed front door opening to **Reception Hall** with personal door to Garage, built-in cupboard under stairs. Spacious **Cloakroom** low level w.c. and wash handbasin. **Lounge** With minster style fireplace with fitted coal effect gas fire. Fitted display/bookshelves, sliding picture windows opening to Garden and glazed door leading to **Study**.





Family Room Ornamental brick surround fireplace, built-in storage cupboard and door leading to **Sun Room** with fully glazed walls to three sides including french doors opening to Garden. **Dining Room** Overlooking the front Garden. **Kitchen** Attractively fitted in matching units comprising: single drainer sink set in full width return worktop with range of drawers and cupboards under, wall cupboards over and incorporating 4-ring gas hob with extractor hood over and built-in electric oven under. Further worktop with drawers and cupboards under, wall cupboard over and built-in storage cupboard to side. **Utility Room** Full width L-shaped worktop with plumbing for washing machine and dishwasher under. Wall mounted Viessmann gas fired boiler, glazed

door to Garden and further door connecting to Cloakroom.

A staircase leads from the Reception Hall to:

FIRST FLOOR

Landing Built-in storage cupboard, access to Loft. **Principal Bedroom Suite** comprising: L-shaped **Bedroom 1** Double aspect (*north and south*), range of built-in wardrobe cupboards, 2 further built-in wardrobe cupboards with adjoining bedside cabinets, fitted book/display shelving. Communicating door to **Bathroom 1 En-Suite** Panelled bath with mixer taps and handshower, walk-in shower, close coupled w.c., washbasin set in vanity unit and bidet.

Guest Suite comprising: **Bedroom 2** Range of built-in wardrobe cupboards,

fitted bedhead with integrated bedside tables. Communicating door to **Bathroom 2 En-Suite** Half-tiled walls, panelled spa bath with mixer taps and handshower, pedestal washbasin, walk-in shower, close coupled w.c. and bidet. Built-in storage cupboard. **Bedroom 3 (front)** Built-in mirror fronted wardrobe cupboard. **Bedroom 4** Built-in mirror fronted wardrobe cupboard and built-in airing cupboard with pre-lagged hot water cylinder and fitted immersion heater. **Bathroom 3** Half-tiled walls. Panelled bath with mixer taps, wash basin set in vanity unit with drawers and cupboards under. **Separate WC** Close coupled suite.

OUTSIDE

To the front of the house a drive in with brick pavements leads to **Parking** space

for several cars and gives access to integral **Double Garage** with remote controlled roll over door, fitted shelving and personal door to Reception Hall. The Garden to the front of the house is mainly laid with patio areas, shingle beds interspersed with a variety of ornamental conifers and shrubs. To the rear of the house, there is a split level paved patio which runs along the full south facing elevation of the house and leads on to a large fully enclosed and most attractive Garden with 5 separate patio areas surrounded by shingle and with a delightful variety of ornamental conifers, mature trees and shrubs. Timber built **Garden Shed**, outside lighting, outside water supply.



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GENERAL INFORMATION

Tenure: Freehold

Services: All mains services connected. Gas central heating

Local Authority:

Dover District Council

Tel: 01304 821199

email: customerservices@dover.gov.uk

Council Tax: Band G

£3,124.33 per annum 2020/21

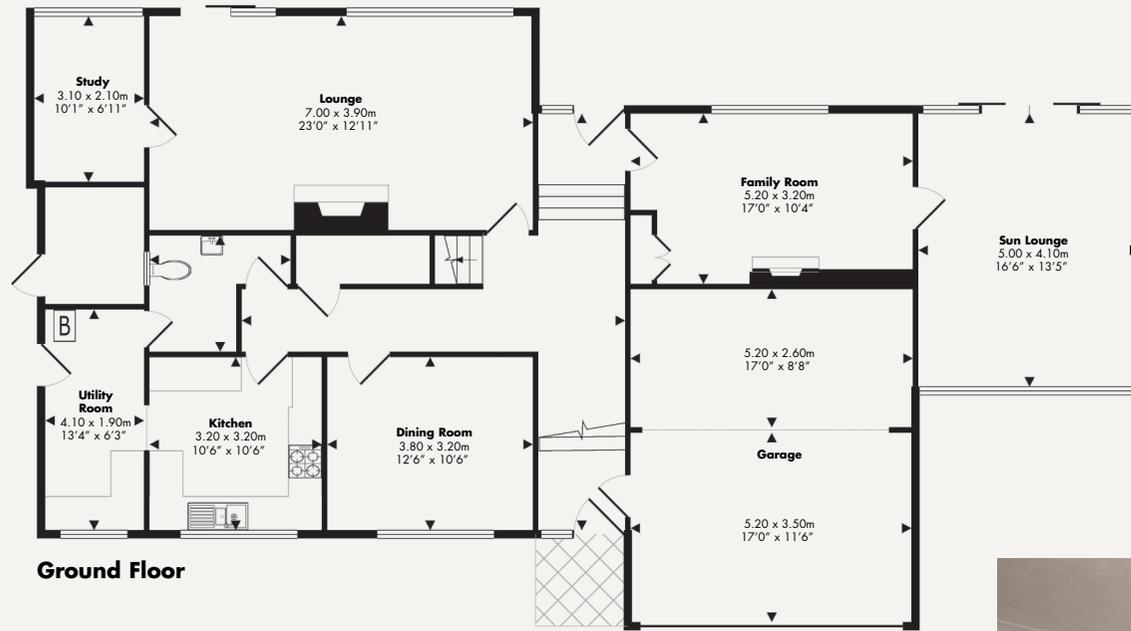
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-101) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

EPC

Property Ref. **F8136**

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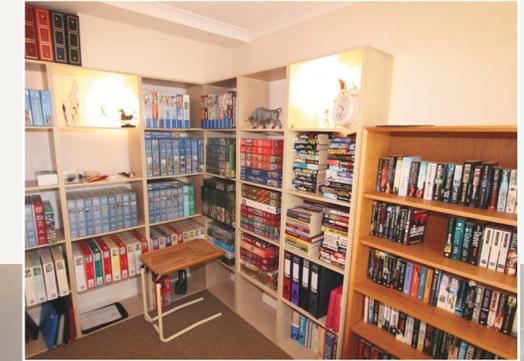
Ground Floor



First Floor



Total Area
Approx. 271.6 sq. metres (2924.0 sq. feet)



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