



Hawkshill House

Hawkshill Road, Walmer, Kent

Waterside

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A sprawling coastal property with grand spaces and magnificent views of the sea and French coastline

This impressive house is presented to a very high standard and enjoys exceptional reception rooms. The four generous bedroom suites on the first floor are complemented by three more on the second. It sits in a prime location near Walmer Castle and a short distance from the coast.



4 RECEPTION ROOMS



7 BEDROOMS



6 BATHROOMS CLOAKROOM



GARAGE/ DRIVEWAY



ABOUT 0.6 OF AN ACRE



FREEHOLD



COASTAL/ SEMI RURAL



5,803 SQ FT



GUIDE PRICE £2,500,000



The property

Hawkshill House is a double-fronted period family home offering 5,803 sq ft of light-filled, flexible accommodation arranged over three floors. Configured to provide an elegant living and entertaining environment, maximising the stunning rear aspect sea views, it sensitively combines quality amenities including sash glazing, generously proportioned rooms, high ceilings, some ornate cornicing, a wealth of wooden parquet flooring and feature fireplaces.

The accommodation flows from Travertine-floored reception hall and inner halls, the latter with a shoe room, cloakroom, fitted utility room and separate entrance. It comprises a part-panelled sitting room with a front aspect bay window and fireplace with woodburner, flanked on each side by bespoke storage, and a rear aspect dining room with a fireplace and double doors to a drawing room with a large sky lantern, both having bi-fold doors to the terrace and

the latter with a door to the integral garage. The inner hall gives access to a gym opening to a home office with inter-connecting boot and second fitted kitchen and French doors to the terrace.

The ground floor is completed by a kitchen/sitting/dining room. The kitchen has contemporary high-gloss wall and base units, a large central island, and modern integrated appliances. The remaining space, configurable to the purchasers' own requirements, has full-width bi-fold doors to the rear terrace.

A staircase rises past double-height stone-mullioned glazing to the first floor. The house has a rear aspect principal bedroom with full-width bi-fold doors to a private decked balcony, fitted dressing room and en suite bathroom, three further double bedrooms, two with en suite shower rooms, and a family bathroom. A separate concealed staircase gives access to the property's three remaining second-floor bedrooms and a further family bathroom.









Outside

Having plenty of kerb appeal, the property is approached through double electric iron gates over a gravelled in-and-out forecourt, providing private parking and giving access to boiler and store rooms, a gardener's WC and the integral garage with both internal and external electric vehicle charging points.

The generous enclosed garden to the rear is laid mainly to lawn bordered by mature trees and hedging. It features numerous seating areas, a gravelled area with a weatherboarded shed/summer house, the remains of an historic stone frieze and a large raised terrace, the whole ideal for entertaining and al fresco dining and enjoying stunning views over neighbouring pasture to the sea.

Location

Located on the North Sea coast, Walmer is home to an historic castle and shares many amenities with neighbouring Deal, including boutique shopping, cafés, pubs, restaurants and a beach extending from Sandwich Bay to Kingsdown Cliffs. Sandwich, Dover and Canterbury, all providing comprehensive facilities, are easily accessed via the A2 and A258.

The area offers coastal cliff walks, fishing, sailing and a golf course, with two further world-class golf courses in Sandwich.

Walmer Station,(1.6 miles) is around 80 minutes from London via Ashford International with regular High-Speed routes.

Access to the Continent is excellent via the Port of Dover and the Channel Tunnel terminal.



Distances

- Deal 2.2 miles
- Sandwich 7.0 miles
- Canterbury 22.8 miles

Nearby Stations

- Walmer

Key Locations

- Walmer Castle and Gardens
- Deal Beach
- Deal Pier
- Betteshanger Park

Nearby Schools

- Northbourne Park
- Sir Roger Manwood School
- Kingsdown Primary School
- Dover Grammar School for Girls















The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 5,803 sq ft (539 sq m)

Garage internal area 258 sq ft (24 sq m)

Outbuildings internal area 331 sq ft (31 sq m)

Total internal area 6,392 sq ft (594 sq m)

For identification purposes only.

Directions

CT14 7LN

what3words: ///reinstae.burns.fulfilled - brings you to the driveway

General

Local Authority: Dover District Council

Services: Mains water and electricity and oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

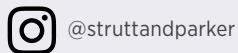
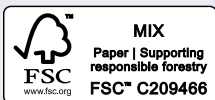
Canterbury

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