Pentire House
The Leas, Kingsdown

Strutt & Parker

Land and property. Since 1885.

4,392 sq ft (408 sq m) | Freehold
3 reception rooms | 4 bedrooms | 2nd floor attic space
Garage | Gardens | About 0.91 of an acre

Guide price £1,850,000

A superb coastal home atop white cliffs with impressive sea views across National Trust land to the east, together with a golf course and undulating fields to the west.

This exceptional detached seaside home occupies a breathtaking clifftop setting, commanding panoramic views across the English Channel. Situated on an exclusive private road just outside the popular coastal village of Kingsdown, it offers beautifully proportioned, light-filled accommodation designed to maximise the stunning coastal outlook throughout.

A bright sun room opens into an impressive reception hall, where a turned central staircase rises to a galleried first-floor landing. Full-height windows at the rear flood the space with natural light. The ground floor includes a magnificent 28ft triple-aspect sitting room, where six sets of French doors connect to the gardens, providing an ideal setting for both entertaining and everyday family life.

The kitchen, breakfast room and dining room are arranged in a semi open-plan configuration. The stylish kitchen is fitted with a range of white units, black granite worktops, a central island and integrated appliances, while sliding glass doors from the dining room lead onto a balcony overlooking the sea.

The first floor comprises four well-proportioned double bedrooms, each positioned to enjoy the outstanding coastal aspect. The principal bedroom benefits from a dual south and east-facing aspect, French doors opening onto a wrap-around balcony, a dedicated dressing room and a spacious en suite bathroom. A second bedroom also enjoys en suite facilities, while all four bedrooms include fitted storage.

There is also a substantial second floor, ripe for conversion, subject to any necessary consents.

Outside, a twin-entrance tarmac driveway to the front provides extensive parking and access to the double garage.

The front garden combines lawn with paved terracing, creating an excellent spot from which to appreciate the coastal scenery whilst, at the rear, beautifully landscaped gardens enjoy a sunny west-facing aspect and pleasant views across the surrounding countryside.

The attractive grounds include expansive paved terraces, sweeping lawns, colourful, well-stocked borders, a variety of shrubs and mature trees, together with two useful outbuildings, including a games room and a garden room.

Location

The home occupies a highly sought-after clifftop position on the edge of the desirable village of Kingsdown. Village amenities include a post office, local shop, butcher, two pubs and an outstanding-rated primary school, while the nearby towns of Walmer and Deal provide a wider range of facilities. Deal offers an excellent selection of independent shops, restaurants, pubs and cafés, alongside supermarkets and leisure amenities.

The area is well served by schools, including the outstanding-rated Warden House Primary School and Goodwin Academy for secondary education.

Dover is also within easy reach, offering further shopping and recreational facilities, while the nearby A2 provides convenient connections towards Canterbury.

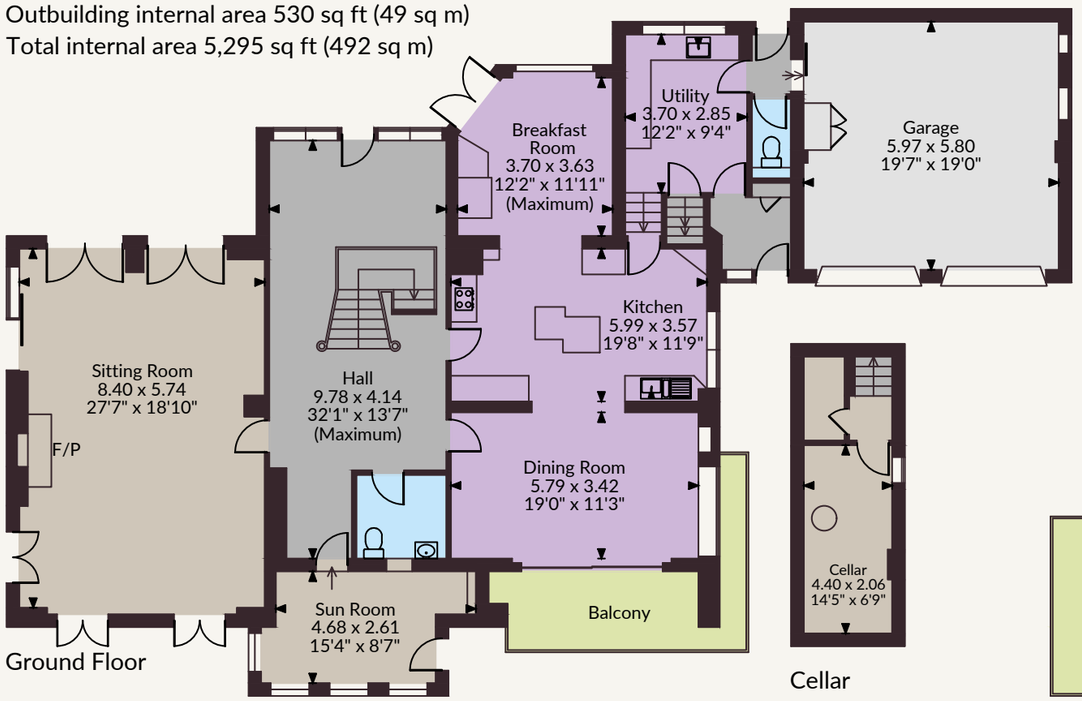
Golf enthusiasts are particularly well catered for, with Walmer and Kingsdown Golf Club just moments away, together with the renowned links courses at Royal St George's Golf Club in Sandwich and Royal Cinque Ports Golf Club.

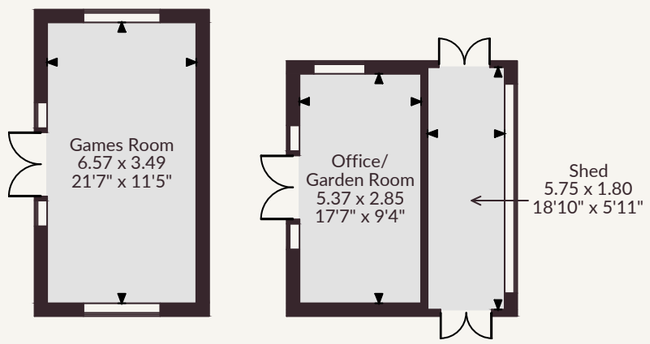
Postcode region: CT14

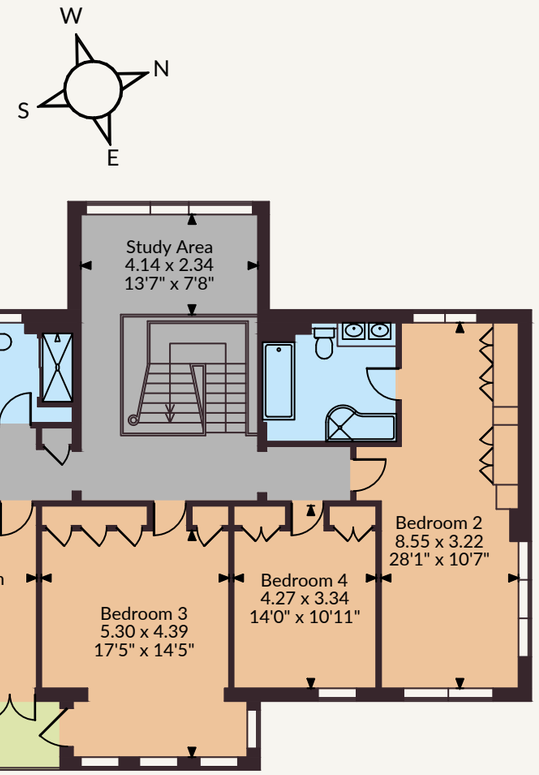
General

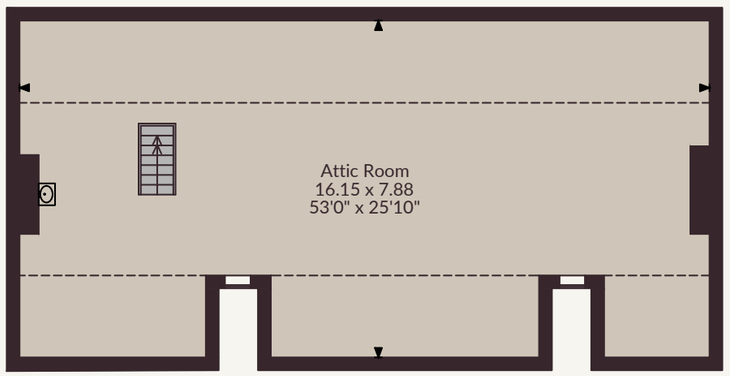
Local Authority: Dover District Council
Services: All mains services; gas heating
Council Tax: The vendors have advised that they are currently paying business rates as the property is utilised as a furnished let. The residential rate for the property is Band G.
EPC Rating: E
Planning: Prospective purchasers should make their own enquiries of Dover District Council
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Pentire House, The Leas, Kingsdown
Main House internal area 4,392 sq ft (408 sq m)
Garage internal area 373 sq ft (35 sq m)
Outbuilding internal area 530 sq ft (49 sq m)
Total internal area 5,295 sq ft (492 sq m)









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The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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