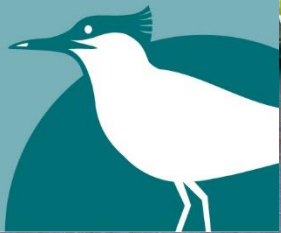
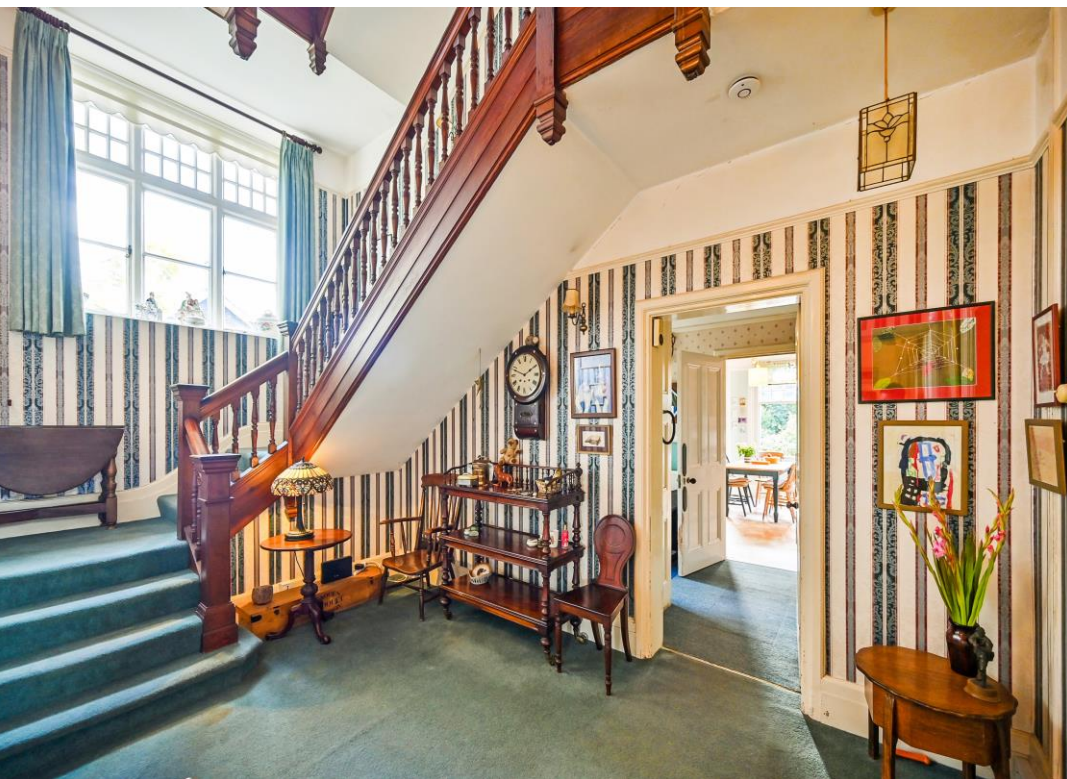




25 Archery Square
Walmer, Deal, CT14 7JA
£1,300,000

colebrooksturrock.com





25 Archery Square

Walmer, Deal

A substantial and enchanting Victorian villa, set in the heart of Archery Square and exuding timeless elegance and architectural splendor.

Situation

Archery Square has long been coveted as a highly desirable address, due to the commanding period buildings overlooking the ever popular Walmer Lawn Tennis and Croquet Club. The property is just 250 yards from the seafront with its two mile pebble shoreline offering a wide range of water sports with various sailing, rowing, and angling clubs together with the popular promenade and cycle path. The parade of shops on The Strand provides shopping essentials and a variety of cafes and restaurants. Deal town centre to the north has won several awards for its eclectic high street with a growing cafe culture, local inns and restaurants along with a selection of high street multiples and wonderful individual shops. Both Walmer and Deal have a mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras. Commuters will be pleased to find quick access to A2/M2 and connections to the Kent motorway network, Channel Tunnel and Dover Port. The surrounding countryside offers endless walking opportunities and there are four good golf courses within a radius of six miles.

The Property

Nestled in the heart of the highly coveted Archery Square, this enchanting Victorian villa exudes timeless elegance and architectural splendor. Steeped in history, this distinguished residence comes to the market for the first time since the late 1940's and offers a perfect blend of period charm and modern comfort with the interior seamlessly combining a sense of grandeur with functionality. An ornate tiled floored vestibule opens to a grand central galleried entrance hall, spanning three floors, creating an immediate sense of drama and scale. This stunning architectural feature serves as a captivating focal point, imbuing the space with a sense of regal magnificence. Three principal reception rooms located on the ground and first floor boast high ceilings, oversized sash windows, and magnificent

fireplaces creating an atmosphere of grandeur and light-filled spaciousness whilst a modern fitted kitchen/breakfast room, with full width bay window, overlooks the tranquil south facing garden. The lower ground floor presents an exciting opportunity for renovation, offering great scope to expand and improve the accommodation. With its own separate entrance and surprising level of natural light, this series of rooms could be transformed into a self-contained living space, home office suite, or leisure area. Ascend to the first and second floors to find a collection of seven spacious bedrooms, each offering a unique view of the surrounding neighbourhood including Walmer Lawn Tennis Club and glimpses of the sea beyond. The bedrooms are serviced by a luxuriously spacious family bathroom, with roll top bath, plus an additional enchanting and more intimate bathroom with roll top bath and corner oriel window.

Outside

The property features a practical gravel driveway at the front, offering convenient parking, whilst a timber gate leads to a side paved area. Here, you'll find a greenhouse and timber shed as well as stone steps ascending to the side lobby. Beyond lies an idyllic south facing garden, fully enclosed by established planting set around a central lawn, whilst mature trees provide shade and add to the tranquil ambience.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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Ground Floor

Vestibule

9' 1" x 7' 1" (2.77m x 2.16m)

Entrance Hallway

17' 8" x 9' 2" (5.38m x 2.79m)

Sitting Room

20' 4" x 22' 11" max into bay and recess (6.19m x 6.98m)

Dining Room

22' 1" x 15' 4" (6.73m x 4.67m)

Lobby

17' 7" x 7' 1" (5.36m x 2.16m)

Kitchen/Breakfast Room

14' 11" x 12' 7" (4.54m x 3.83m)

Cloakroom

8' 11" x 4' 2" (2.72m x 1.27m)

Lower Ground Floor

Room One

20' 8" x 16' 1" (6.29m x 4.90m) narrowing to 12' 6" (3.81m) plus bay

Room Two

17' 6" x 15' 4" max (5.33m x 4.67m)

Room Three

11' 4" x 9' 9" (3.45m x 2.97m) plus recess.

Utility Room

19' 7" x 9' 3" (5.96m x 2.82m)

Boiler Room

9' 2" x 7' 1" (2.79m x 2.16m)

Wine Cellar

10' 7" x 7' 0" (3.22m x 2.13m)

Bathroom

13' 0" x 6' 6" max (3.96m x 1.98m) plus 4' 2" x 3' 11" (1.27m x 1.19m)



TOTAL FLOOR AREA : 4979 sq.ft. (462.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First Floor

Drawing Room

20' 10" x 19' 4" into bay (6.35m x 5.89m)

Bathroom

9' 9" x 7' 6" (2.97m x 2.28m)

Master Bedroom

19' 2" x 15' 10" (5.84m x 4.82m)

Family Bathroom

11' 1" x 10' 8" (3.38m x 3.25m) extending to 16' 6" (5.03m) into shower recess.

Bedroom Three

13' 0" x 11' 11" (3.96m x 3.63m)

Second Floor

Bedroom Two

18' 5" x 17' 11" (5.61m x 5.46m)

Bedroom Four

15' 1" x 11' 9" (4.59m x 3.58m)

Bedroom Five

16' 0" x 9' 5" (4.87m x 2.87m)

Bedroom Six

19' 8" x 9' 10" (5.99m x 2.99m)

Bedroom Seven

11' 11" x 11' 8" (3.63m x 3.55m)

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ

Tenure

Freehold

EPC Rating: E

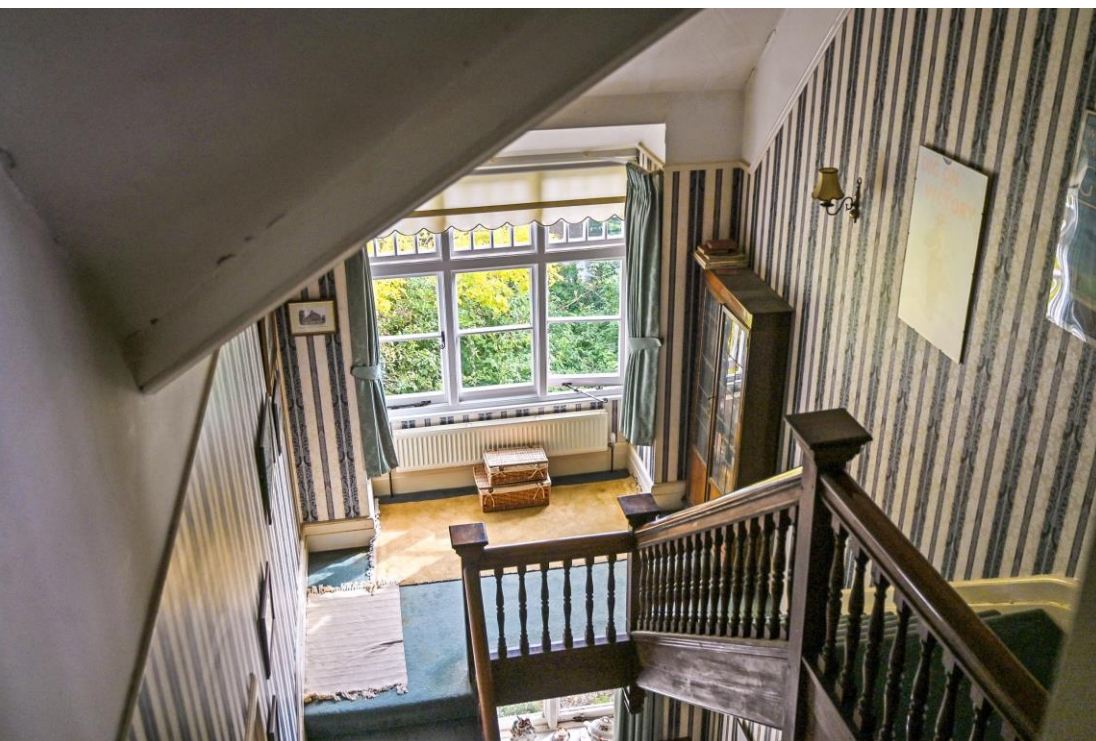
Current Council Tax Band: F

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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