



Tollgate Cottage, 281 Dover Road  
Walmer, Deal, CT14 7NS  
£299,950

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# Tollgate Cottage

281 Dover Road, Walmer, Deal

A one of a kind period cottage having been extensively refurbished throughout, and set within a well regarded and convenient location.

## Situation

Tollgate Cottage is located on the corner of Dover Road and Church Street which is a well regarded address with numerous attractive period properties adding to its charm. It's location in Upper Walmer is both convenient and easily accessible, with a number of local shops, cafes and inns. Walmer also has a mainline railway station with a regular coastal service and high speed links to London St Pancras. The popular seaside resort of Deal to the North, is famed for its award winning high street which has a vibrant atmosphere and a good selection of independent shops and popular eateries. The town has a most attractive historic quarter which was the first established Conservation Area in Kent, a bustling seafront, Grade II Listed pier and Tudor Castle. There are numerous leisure and sporting facilities available in the area, not least of which are The Walmer Lawn Tennis and Croquet club, and a two mile coastal footpath and cycle route.

## The Property

Tollgate Cottage is a beautifully presented period townhouse offering deceptively spacious accommodation set over three floors having been extensively refurbished throughout whilst also in keeping with it's elegant Georgian features, resulting in a stunning transformation of the interior. The accommodation boasts a warm and inviting reception hallway leading to a spacious, bright and airy kitchen dining room with fitted appliances to the ground floor and a separate cosy sitting room with attractive log burner. Stairs lead to a guest bedroom overlooking the front through beautiful sash windows and with built in wardrobes and a spacious landing area. A generous master bedroom and

luxurious pink tiled family bathroom suite with free standing roll top bath is positioned on the second floor.

## Outside

The front is considered low maintenance with front entrance tucked behind a low baring brick wall. To rear is a private walled courtyard garden adjoining the kitchen. Street parking on Church Street is unrestricted and available on a first come first served basis.

## Services

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

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ. **01304 821199**

## Tenure

Freehold

**Current Council Tax Band: B**

**EPC Rating: C**

## 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.



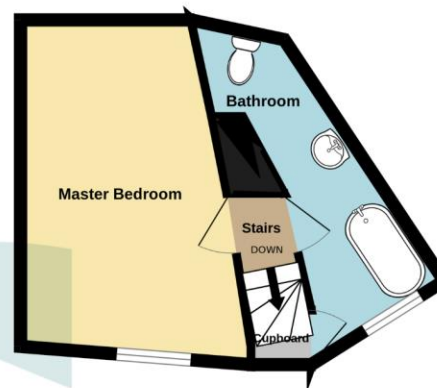
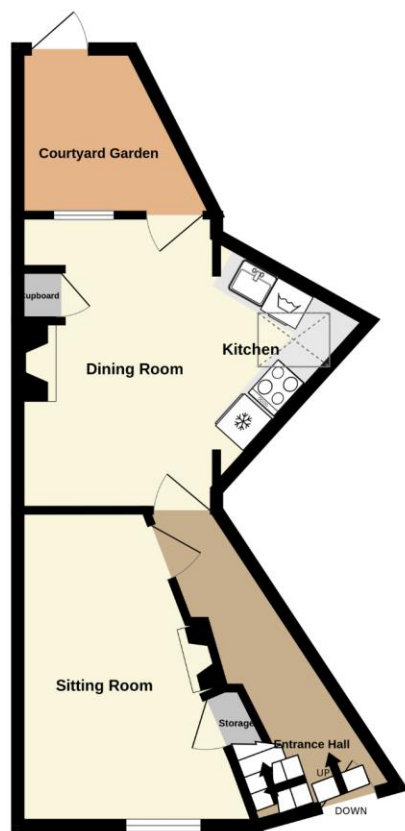


To view this property call Colebrook Sturrock on **01304 381155**

Ground floor  
379 sq.ft. (35.2 sq.m.) approx.

1st floor  
204 sq.ft. (19.0 sq.m.) approx.

2nd floor  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Entrance Hall

15' 1" x 4' 7" (4.59m x 1.40m)

## Sitting Room

14' 0" x 10' 7" max (4.26m x 3.22m)

## Kitchen

10' 11" x 8' 5" max (3.32m x 2.56m)

## Dining Room

13' 1" x 8' 10" (3.98m x 2.69m)

## First Floor

### Landing Area

9' 1" x 6' 11" max (2.77m x 2.11m)

## Bedroom Two

14' 1" x 10' 5" max (4.29m x 3.17m)

## Second Floor

## Master Bedroom

14' 6" x 10' 6" max (4.42m x 3.20m)

## Bathroom

14' 4" x 7' 0" max (4.37m x 2.13m)

## Courtyard Garden

9' 5" max x 7' 5" max (2.87m x 2.26m)

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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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