



The Olde House, 96 Manor Road
Deal, CT14 9DB
£695,000

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The Olde House

96 Manor Road, Deal

A beautifully refurbished Grade II Listed family home boasting an abundance of character features, a delightful garden and private parking.

Situation

The Olde House is nestled among a collection of historic and charming homes, with the Church of St. Leonard at the corner. This area of Manor Road, along with the nearby Rectory Road, is one of the oldest parts of Upper Deal and is part of a Conservation Area, closely linked to Tormore School. Conveniently located, this setting offers easy access to the town's amenities and provides a direct route to the historic Cinque Port of Sandwich. The seafront is just a short distance away, featuring a two-mile pebble beach, a popular promenade, and a cycle path, with both Walmer and Deal castles along the way. Deal town centre is renowned for its award-winning High Street, offering a lively atmosphere with a variety of unique independent shops and beloved eateries. The mainline railway station provides regular services to Dover and the Javelin high-speed link to London St Pancras.

The Property

The Olde House is an impressive Grade II Listed family home, believed to date back to the Queen Anne period, and has been thoughtfully refurbished throughout, using a fresh, modern, minimalist palette that beautifully highlights the abundance of original character features, including extensive timber panelling and a striking inglenook fireplace among the many original fireplaces throughout the home. The spacious accommodation is spread across three floors, with a classic double-fronted layout offering four connecting reception rooms along the front elevation, complemented by a centrally positioned entrance hall. A sleek contemporary galley kitchen is accessed from the dining room and features an integrated fridge and cooking appliances, with a seamless stainless steel worktop with integral sink overlooking the garden. A long panelled hallway provides further access to the kitchen and also leads to a study with a charming Yorkshire sashed bay window that provides generous natural light, finally connecting to a practical utility/cloakroom, plus one of two dry cellar areas. A beautiful enclosed box staircase rises to the first floor, where you'll find two generous double bedrooms, which are particularly

spacious, one with a contemporary ensuite shower room and the other with a dressing area. A third bedroom is currently used as a further study/home office. The second floor offers great scope for further improvement and features two additional double bedrooms, and a family bathroom, complete with a free-standing roll-top bath. The property benefits from gas central heating, powered by a newly fitted boiler system with column radiators throughout. Traditional panelled sash windows are featured throughout and all have been lovingly restored.

Outside

At the rear, you'll find a delightful, enclosed private garden, featuring a series of winding pathways that connect its various sections, creating a uniquely charming outdoor space. The garden is centred around an area of lawn, bordered by mature shrubs and a lovely Ash tree. A set of stairs descends to the second cellar, which is perfect for a workshop or garden storage area. A pathway leads to a private, gated parking area tucked away in the rear corner, there is a new timber storage shed plus an additional space for off-street parking accessible from London Road.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: N/A

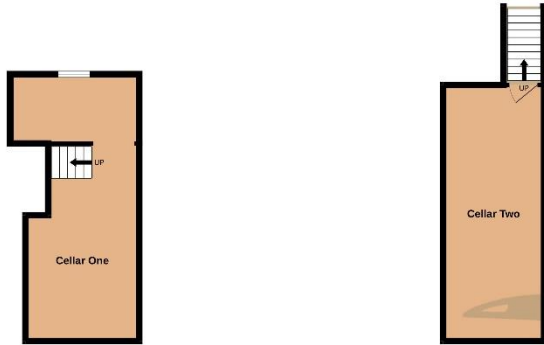
Agents Note

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.

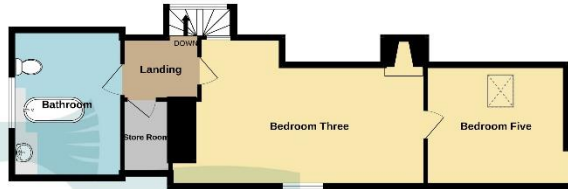


To view this property call Colebrook Sturrock on **01304 381155**

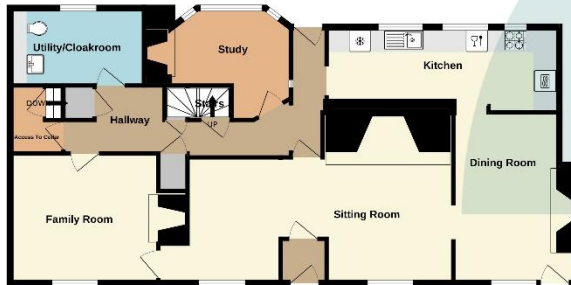
Basement
474 sq.ft. (44.0 sq.m.) approx.



Second floor
603 sq.ft. (56.0 sq.m.) approx.



Ground floor
1080 sq.ft. (100.4 sq.m.) approx.



First floor
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 3049 sq.ft. (283.3 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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Sitting Room

23' 8" x 12' 1" (7.21m x 3.68m)
narrowing to 11' 5" (3.48m)

Family Room

13' 2" x 11' 9" (4.01m x 3.58m)

Dining Room

15' 6" x 9' 2" (4.72m x 2.79m)

Kitchen

19' 5" x 6' 3" (5.91m x 1.90m)
increasing to 7' 1" (2.16m)

Study

10' 2" x 7' 1" (3.10m x 2.16m)

Utility/Cloakroom

10' 5" x 6' 3" (3.17m x 1.90m)

First Floor

Principal Bedroom

17' 11" x 13' 3" (5.46m x 4.04m)

Ensuite Shower Room

10' 5" x 7' 11" (3.17m x 2.41m)

Bedroom Two

19' 3" x 15' 3" at widest (5.86m x 4.64m)

Dressing Area

15' 4" x 5' 1" (4.67m x 1.55m)

Bedroom Four

10' 9" x 8' 0" (3.27m x 2.44m)

Second Floor

Bedroom Three

20' 8" x 12' 0" (6.29m x 3.65m)
increasing to 14' 7"

Bedroom Five

14' 0" x 12' 0" (4.26m x 3.65m)

Bathroom

13' 4" x 9' 5" (4.06m x 2.87m)

Store Room

6' 7" x 4' 2" (2.01m x 1.27m)

Cellar One

17' 11" x 10' 1" (5.46m x 3.07m)
plus 11' 5" x 6' 3" (3.48m x 1.90m)

Cellar Two

23' 6" x 8' 11" (7.16m x 2.72m)

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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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