



Bourton Lodge  
Chalk Hill | Kingsdown | Deal | Kent | CT14 8DP



# Step inside

## Bourton Lodge

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Built to a high standard by well-respected local builder, Nigel Claringbould, in 2019 and offering far reaching sea views, this attractive detached property is ideally situated only a short walk from the seafront in Kingsdown but also close to countryside and the village amenities. It makes a wonderful family home but is also ideal as a weekend and holiday retreat and is just ready for new owners to walk straight into without having to do anything but put the kettle on. Set well back from the road it has a front garden with lawn, shrubs and hedging and a large block paved driveway where you can park at least four cars as well as side gates that lead to the rear of the property. With its catslide style slate roof, chimney stack, dormer windows, veranda style entrance and contemporary front door the house has immediate kerb appeal and this appeal continues as you cross the threshold into the spacious entrance hall with its double coat and boot cupboard, large understairs cupboard, contemporary cloakroom and highly durable Moduleo flooring with underfloor heating that flows throughout the ground floor.

There is an attractive and welcoming dual aspect sitting room that has an attractive brick fireplace with a slate hearth and log burner which is a great focal point as well as bespoke shutters on the windows and a wide opening that looks through to the dining area providing additional natural light and a view down the rear garden. The real 'hub of the household' is the open plan kitchen/dining/family area. It is very light and bright with two sets of three bi-folding doors to the terrace and an impressive atrium style skylight in the large dining area. The kitchen includes a central island/breakfast bar and flat fronted contemporary units housing Bosch appliances including a double oven, hob and dishwasher. There is also a stand-alone fridge freezer and an adjacent fitted utility room with laundry facilities and a large airing cupboard. Just inside the front door is a good sized snug that could also make an excellent office for anyone working from home as any business visitors would not need to venture into the private part of the property.

On the first floor you will find a modern family bathroom with a bath, separate shower and vanity basin as well as four double bedrooms including the delightful dual aspect main bedroom with its vaulted ceiling, additional Velux windows, en suite shower room and fitted wardrobes with plenty of storage.

Outside the very easy-to-manage rear garden is laid to lawn surrounded by fencing with a large terrace for relaxing in the sunshine and outdoor entertaining as well as a paved pathway from the side gate that leads to a large bespoke summer house/workshop constructed by the housebuilder that could always be converted into an office, studio or playroom.























# Seller Insight

“ We bought this house from new ‘off plan’ so were able to choose many of the fixtures and fittings as well as the bathrooms and kitchen units and appliances. There is no forward chain so the house is ready for new owners to enjoy everything about this virtually new home with its NHBC Guarantee still valid.

Kingsdown is a charming fishing village with a long seafront, a general store, post office, butcher and three pubs including the dog friendly Zetland Arms and the Kings Arms with its speciality nights. You can drive or cycle along the lower road parallel to the seafront to Upper and Lower Walmer with shops and restaurants along the Strand but we are also not far from the countryside, so have the best of all worlds. The mainline station at Walmer, with its high speed train, can whisk you to London in an hour and 20 minutes so it is particularly useful for commuters or if you want a day out in Town. Deal is quite close by with its wonderful shops, seafront and restaurants and Saturday market while the Tides swimming pool complex is not far away.

It is only a short stroll to the Kingsdown and Walmer Golf Club for golfing enthusiasts and not far away is the Royal Cinque Ports club but if you want to go slightly further afield there is also the championship courses in Sandwich. If sailing is your interest there is the Downs Sailing Club with its clubhouse along the Strand in Walmer and there are a number of good primary schools in the area including Downs Primary and the Outstanding Kingsdown and Ringwould C of E primary, while Dover, Canterbury and Sandwich offer excellent grammar school facilities with top class private schools in Dover, Canterbury and Ramsgate.”



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













**Travel Information**

**By Road**

Walmer Station	2.0 miles
Dover Docks	7.5 miles
Channel Tunnel	19.1 miles
Canterbury	20.4 miles
Charing Cross	81.6 miles
Gatwick	87.2 miles

**By Train from Walmer**

St. Pancras	1hr 20 mins
Canterbury East	34 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	40 mins

**Leisure Clubs & Facilities**

Downs Sailing Club	01304 361932
Deal and Betteshanger Rugby Club	01304 365892
Deal Bowling Club	01304 374701
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal Cinque Ports Golf Club	01304 374007
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Tides Leisure Centre	01304 373399

**Healthcare**

The Balmoral Surgery	01304 373444
The Cedars Surgery	01304 873341
St Richards Road Surgery	01304 369777
Buckland Hospital	01304 222510

**Education**

**Primary Schools:**

The Downs Primary	01304 372486
Kingsdown and Ringwould Primary	01304 373734
Dover College Junior	01304 205969

**Secondary Schools:**

Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Sir Roger Manwood's Grammar	01304 610200
Dover College	01304 205969
Duke of York's Military School	01304 245024
Kings School Canterbury	01227 595501

**Entertainment**

The Zetland Arms	01304 370114
The Kings Head	01304 373915
The Rising Sun	01304 373983
Dunkerleys	01304 375016
The Royal Hotel	01304 375555
Whits of Walmer	01304 368881
Victuals and Co	01304 374389
The White Cliffs Hotel	01304 852229

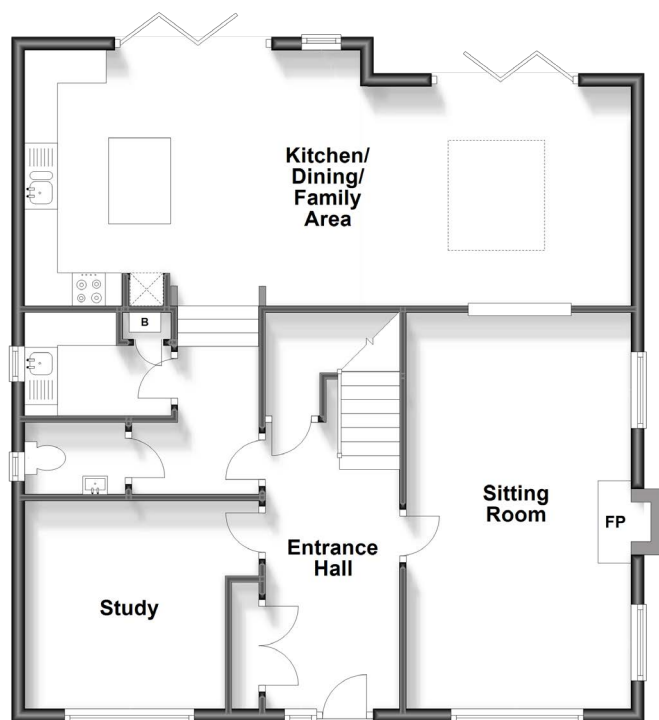
**Local Attractions/Landmarks**

Walmer Castle
Deal Castle
The White Cliffs of Dover and Samphire Hoe
Betteshanger Country Park
Deal Pier
Knight's Templar Church, Dover
Saturday market Deal



### Split Level Ground Floor

Approx. 89.6 sq. metres (964.4 sq. feet)



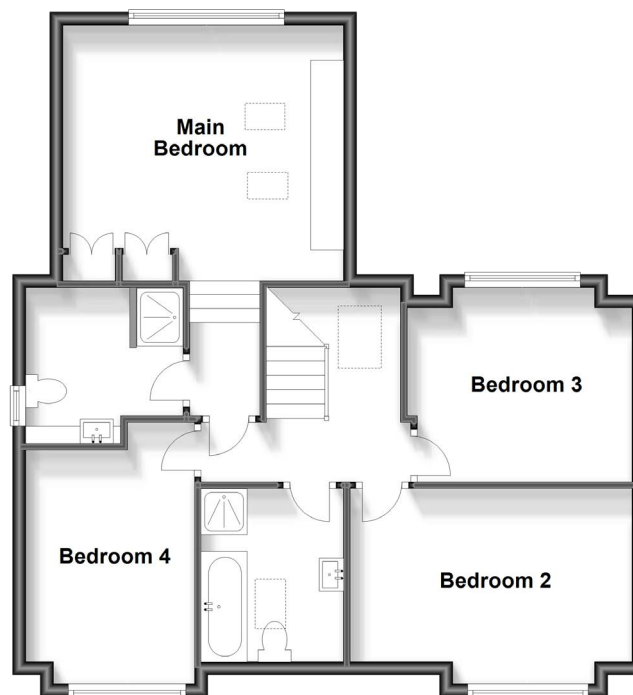
### Outbuilding

Approx. 12.0 sq. metres (128.8 sq. feet)



### Split Level First Floor

Approx. 70.2 sq. metres (755.4 sq. feet)



### SPLIT LEVEL GROUND FLOOR

Entrance Hall	
Study	10'4 x 9'11 (3.15m x 3.02m)
Cloakroom	
Utility Room	
Kitchen/Dining/Family Area	30'1 (9.18m) x 12'8 (3.86m) narrowing to 10'9 (3.28m)
Sitting Room	19'8 x 11'1 (6.00m x 3.38m)

### SPLIT LEVEL FIRST FLOOR

Landing	
Main Bedroom	14'1 x 12'9 (4.30m x 3.89m)
En Suite Shower Room	
Bedroom 2	13'8 x 8'8 (4.17m x 2.64m)
Bedroom 3	12'3 x 8'7 (3.74m x 2.62m)
Bedroom 4	11'1 x 9'8 (3.38m x 2.95m)
Family Bath/Shower Room	

### OUTSIDE

Rear Garden	
Summer House/Workshop	13'0 x 9'8 (3.97m x 2.95m)
Driveway	

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£800,000

Council Tax Band: F

Tenure: Freehold





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