



Foundation

ESTATE AGENTS

TOWN, VILLAGE & DISTINCTIVE HOMES

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- Magnificent Georgian Four Storey Townhouse
- Sympathetically Renovated Throughout
- Many Lovely Period Features Plus Wine Cellar
- Four Bedrooms - Two Luxury Bathrooms
- Three Reception Rooms Plus Garden Room
- Stunning Open Plan Kitchen/Dining/Family Room
- Landscaped Front & Rear Gardens
- Ideally Situated Within The Conservation Area

SITUATION:

Blenheim Road is conveniently located just a short walk from both the beach and the town centre and within the conservation area in the bustling town of Deal.

Deal is a popular seaside town which lies eight miles north-east of Dover and eight miles south of Ramsgate.

It is a former fishing, mining and garrison town. Close to Deal is Walmer, steeped in history, and a possible location for Julius Caesar's first arrival in Britain.

Deal became a 'limb port' of the Cinque Ports in 1278, and grew into the busiest port in England; today it is a seaside resort and its quaint streets and houses are a reminder of its history along with many ancient buildings and monuments. In 1968, Middle Street was the first Conservation Area in Kent.

The coast of France is approximately

twenty five miles from the town and is visible on clear days.

The impressive Tudor castle was commissioned by King Henry VIII and has an unusual rose shaped floor plan.

There is also a non-League football club, Deal Town FC, which plays at The Charles Sports Ground and a rugby club, Deal & Betteshanger Lions, who play at the old RM Drill Field off Canada Road.

There is a farmer's market on Wednesdays, which sells local produce, as well as a well-established market on Saturdays.

The town has a strong independent retail sector along with a number of more widely known shops in the town centre. The popular Astor Theatre in Deal offers musical performances, live theatre, exhibitions, movies, classes and clubs.





DESCRIPTION:

A magnificent late Georgian townhouse, with splendid period features and substantial accommodation spread over four floors, situated within the conservation area in the heart of Deal.

The property has undergone a comprehensive programme of renovation in recent years, with the restoration of many period features, alongside the addition of many modern, yet sympathetic improvements.

These include the addition of double glazed conservation sash windows throughout, two luxuriously appointed bathrooms, a new boiler and central heating system and the creation of a spectacular open plan kitchen/dining/family room, garden room and wine cellar on the lower ground floor. This host of sensitive enhancements culminate in a pleasing blend of traditional character alongside modern convenience and quality of finish.

The property is entered via a handsome front door beneath a fanlight. This opens into an entrance hall, with cornice work, a ceiling rose and a staircase which rises to the first floor.

A door opens into an elegant formal dining room, with a tall sash bay window with the original sliding vertical shutters, cornice work, a ceiling rose and a fireplace with a beautiful marble surround. A set of double doors open into a sitting room with a similar array of character features and a tall sash window overlooking the rear garden.

At the end of the hallway, there is another reception room, currently used as a study,

with French doors and a Juliette balcony overlooking the rear garden.

A staircase descends from the entrance hall to a huge, open plan lower ground floor. This has an abundance of natural light, courtesy of a double glazed bay window to the front of the house and a garden room with a glazed roof and bi-folding doors which open onto the garden at the rear.

This impressive living space has a pleasant sitting area with a wood burning stove at one end, the garden room at the other and a spectacular kitchen/breakfast room in the middle. This has been fitted with an excellent range of good quality wall and floor units, set around Baltic brown dark granite work tops, which a distinctive leathered finished, a gas fired Aga and

a huge central island with a Butler sink, Baltic brown granite tops and a raised oak breakfast bar.

Attractive bamboo wood flooring ties the kitchen and sitting areas together, whilst the garden room is defined by its striking flagstone floor.

Also on this floor, there is a beautifully appointed wet room, which is fully tiled in travertine and fitted with a contemporary white suite including a walk-in shower enclosure and a magnificent stone basin, set on an oak topped vanity unit.

The lower ground floor also enjoys its own direct access from the front garden, with a discrete front door which opens into a tiled entrance hall which leads to the wine cellar.



TENURE: FREEHOLD



On the first floor, the master bedroom is to the front of the house and is a large double room, with two sash windows and a fireplace with a marble surround.

There is a further double bedroom with built-in storage and a fireplace on this floor, as well as the family bathroom. This has a contemporary white suite, including a marble topped vanity sink, a stunning freestanding double ended bath and Italian porcelain tiling.

On the second floor, a galleried landing with an exposed brick feature wall with an historic map of Kent on it, leads to two further double bedrooms. Both have some lovely features, including sash windows, fireplaces and exposed floorboards.

OUTSIDE:

The house is set back from the street behind a low level brick wall, with attractive iron railings. The front garden has a flagstone path with feature pond beside it, which leads to the front door, whilst steps also descend to the lower ground floor entrance.

The rear garden measures approximately 35 ft (max) and has been thoughtfully landscaped to create several different areas. There is a gravelled seating area immediately adjacent to the house, beneath a passion fruit draped pergola. Stone steps rise to another decked seating area with a useful storage area below.

This is also shaded by a pergola and looks out over the remainder of the garden, which is laid to lawn, with a variety of mature flowers and shrubs and is walled to all sides.







TOTAL FLOOR AREA: Approx. 2148.7 sq. ft (199.6 sq. m)
 EPC RATING: D COUNCIL TAX BAND: D
 GENERAL INFORMATION: All mains services connected.



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