

INIGO



Kingsdown Place

DEAL, KENT

SOLD

This imposing four-bedroom, white-stucco villa sits on a prominent coastal vantage point in Kingsdown, near Deal, in Kent. With a voluminous plan spanning 3,273 sq ft, its internal spaces have been finished in a neutral palette inspired by the surrounding seashore landscape. Externally, a private driveway leads to half an acre of grounds, with an English country garden, ornamental Japanese garden and a walkway down to the beach. Wonderfully located, the beach is – quite literally – on the house's doorstep, which faces a large unspoilt nature reserve and on a clear day, views to the French coast. With the village a short walk away, there are high-speed trains run from Walmer to London St Pancras in around 90-minutes, with alternative connections to London Charing Cross and London Bridge.

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Setting the Scene

Originally constructed in 1840, Kingsdown Place speaks a language of early-Victorian classicism with its quoining, bracketed architraves and pristine stucco façade. The house and surrounding garden was used as a seaside holiday village during the 1930's and 1940's, and during the war, Evelyn Waugh spent several weeks there with the Royal Marines. A sizeable mansion, the house, clocktower and stables were divided into three residences in the early 1990's. Occupying the end portion with a prominent sea-facing position, Kingsdown Place is home to the vast original ballroom and an adjoining drawing room.

It has undergone a sensitive renovation in recent years and has planning permission in place to alter the original interiors and incorporate a central staircase and a dormer loft. Details of the plans by renowned architectural practice Charles Holland can be found [here](#). For more information, please see the History section below.



The Grand Tour

The grandeur of the villa's façade is sustained by the house's sophisticated interiors. One of its most remarkable features are the immense sash windows in almost every room that allow light and sea air to ripple across the capacious living areas. Opting for a pared-back scheme without superfluous fittings, the current owners have allowed the original corbels, cornices and stunning bay windows centre stage.

The ground-floor drawing room is lavishly proportioned with an elegant expanse of parquet flooring. Double-aspect, the room is lit by full-length glazed doors adjacent to the front lawn and towering bay windows. The views are astonishing, first looking over the beautifully maintained gardens before extending out towards the sea beyond. Central to the window bay are two glazed doors stepping out onto a decked terrace with plenty of space for sun loungers and a dining table for long summer lunches.

The kitchen is across the entrance hall and has been sensitively updated with bespoke timber-panelled cabinetry painted in 'Green Smoke' by Farrow and Ball. Flagstones line the kitchen and dining area, where another bay window looks out onto the front garden. The ground floor's wondrously high ceilings lend an opulence to the rooms and allow for the mezzanine above the kitchen, a space ideal for working, playing or relaxing.

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Upstairs are four generous double bedrooms. All have beautifully maintained cornicing and large, arched sash windows that maintain the house's refined feel. The shared bathroom is elegantly turned out, with timber panels and a large sash window for leafy views during a long soak in the bathtub.

The primary bedroom is sea-facing and has glazed doors opening out onto a Juliet balcony, a magical setting for a morning coffee as the sun rises over the Kent Coast. Sash windows on either side welcome in a wonderful quality of natural light. An en suite bathroom is painted in 'Hague Blue' and is likewise lit by an arched, sash window.

In the attic, sloping rafters and 'India Yellow' wall-to-ceiling paint create a charming, eccentric space, with skylights above that contribute to its dreamy feel.

The Great Outdoors

Extending to half an acre, the grounds of the house are angled towards the coast, making the most of the sweeping views over the beach and sea beyond. Approached via a curving, private drive sheltered by established cedar trees, there is a private driveway adjacent the house with parking for 3 cars. An English country garden-style lawn flows from the house, leading to a woodland garden with meandering paths and fire-pit area amongst the established trees.

To the front of the home, accessible via the drawing room, is a decked terrace with stone balustrading. From here is a commanding view over the tiered Japanese garden below; a marvellous example of garden design, the staggered garden has gravelled pathways and lacquered bridges sitting among maple, cherry blossom and fragrant pines. There is an outdoor sauna, and at the end of the garden, there is access to a quiet road adjoining the beach, with the sea accessible in a few short steps.

Out and About

Kingsdown is a charming village. With a convenience store, butcher, pubs and Ofsted Outstanding primary school all within walking distance, the house is wonderfully located.

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Deal is also a 10-minute drive away, and has experienced a flourishing of culture and culinary offerings in recent years. One of the most popular openings is the Rose Hotel, known for its excellent bar and restaurant. The Frog & Scot is also fabulous and has a lovely wine bar, Le Pinardier. Real Deal Roasters is a renowned coffee supplier, Arno & Co is the preferred coffee shop and deli, whilst Merchant of Relish is the favoured grocer. The Black Pig butchers and Jenkins & Sons fishmongers are also both noteworthy. There is also a fantastic Saturday farmers' market selling local produce. Updown Farmhouse is also a short drive away.

The high street has many other independent antique, clothes and homewares stores. Built in the early 1800s in the Captain's Gardens at Deal Castle, it provides creative spaces for local craftspeople to work and offers workshops, talks, and events. Other local attractions include the famed Deal Castle, nearby Walmer Castle, and slightly further afield, Sandwich Bay and St Margaret's Bay.

Sandwich, Dover and Canterbury are easily accessed by car via the A2 and A258. High-speed trains run from Walmer to London St Pancras with a total journey time of 90 minutes, with alternative direct trains to London Charing Cross and London Bridge. Access to the continent is also excellent via the Port of Dover, the Channel Tunnel at Folkestone and Eurostar from Ashford International.

Council Tax Band: G

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About

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