

INIGO



Vince Cottage

KINGSDOWN, KENT

£675,000 FREEHOLD

This bright three-bedroom fisherman's cottage is metres from the beach in Kingsdown, Kent, within easy walking distance of the characterful seaside town of Deal. Built in 1740, the cottage spans two thoughtfully arranged levels, where well-proportioned rooms are filled with natural light. To the rear, a beautifully landscaped garden blooms with flowers and mature trees and is home to a secluded, self-contained shepherd's hut. Walmer station is a quick drive or 12-minute cycle from the house; services run from here to London St Pancras in 90 minutes.

Setting the Scene

Kingsdown Conservation Area lies behind a shingle beach lined with colourful huts. To the north, it runs toward Deal Castle. To the south, far-reaching views extend toward the white cliffs of St Margaret's Bay, in the direction of Dover.

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During the dissolution of the monasteries, Henry VIII granted Kingsdown to Sir Thomas Cheney, Sheriff of Kent. It was then sold to Sir Thomas Finch in 1558 and, after his death, passed on to his successors. The heart of the village was developed in the 1600s and 1700s, with small cottages, predominantly occupied by farm workers, surrounding what is now the King's Head pub on Upper Street.

The Grand Tour

The house sits back from the street, behind a low brick wall and pristine front garden with well-maintained plant beds. A red-tiled roof and wisteria climbing along the white façade make a picture-pretty first impression. Past a set of steps, the roofed porch frames the pastel-blue front door.



Entry is to the airy reception hall on the ground floor, with built-in storage and a feature brick hearth currently used as a decorative alcove. The walls throughout the house have been finished in a neutral 'Rock Salt' and light Swedish timber flooring provides an immediate sense of spaciousness.

To the right, the open-plan sitting and dining room extends vertically across the plan, with glazing at the front and back of the house. The sitting room area is anchored by a large fireplace with white-washed brick surrounds.

In the dining area, French doors open onto the garden, inviting natural light and offering an effortless extension for dining and entertaining in the warmer months. The plan unfolds into the bright kitchen, with flat-fronted white units and oak worktops. There are integrated appliances including induction hob, oven and washing machine, as well as additional storage space provided by an understairs larder/cupboard. French doors provide access to the dining area in the garden, with space for a large table and a barbecue.

From the hall, an elegant staircase with shiplap walls and a oak handrail unfurls to the first floor. There are three spacious double-bedrooms, decorated in a neutral palette and lined with natural oak, complementing the house's relaxed coastal feel.

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The principal bedroom overlooks the quiet village street, it has a brick fireplace and plenty of space for storage. There are two further bedrooms, both with in-built wardrobes. The smallest bedroom is at the back, with a window framing uplifting views of the garden.

The shared bathroom has a shower over its bath and a neutral scheme. There is an additional WC room next door.

The Great Outdoors

The private garden at the rear is directly accessible from both the kitchen and dining room, each opening onto a beautifully paved terrace designed for outdoor eating and cooking. Beyond unfolds gracefully, leading past raised planters filled with vibrant flowers and greenery. Framed by mature trees and David Austin roses, the garden offers a tranquil and secluded retreat.

At the far end of the garden is a newly built shepherd's hut, with a white façade and front terrace that overlooks the garden; there is space here for a small table and chairs. Inside, it is simply decorated and bright, with white shiplap lining the walls, and light grey floorboards. There are fitted double beds, a well-equipped kitchen with an induction hob, fridge and a butler's sink, as well as a shower room. The hut can be accessed via a separate, gated entrance from the street, making it ideal for visiting guests or holiday lets.

Out and About

Set at the northern end of the White Cliffs of Dover, Kingsdown can be reached on foot from Dover and St Margaret's Bay via a scenic coastal path that forms part of the Saxon Shore Way.

Despite the village's modest size, Kingsdown has all the essential amenities including a convenience store, post office, butcher, and three pubs. On the seafront, the recently refurbished Zetland Arms serves a seasonal menu with views over the English Channel. The Walmer and Kingsdown Golf Club has a popular course just a mile from the house and there is a well-known sea-kayaking point from Oldstairs Bay at the south end of the beach.

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The centre of Deal is a 10-minute drive from the house; it can also be reached by a connecting footpath. The town is well known for its excellent culinary scene: The Rose Hotel offers stylish rooms and an award-winning restaurant, while bistro-style Frog and Scot and its sister wine-bar, Le Pinardier, are just down the road. Merchant of Relish, The Black Pig and Jenkins and Sons are the go-to for groceries, meat and fish respectively, but for local produce, there is also a fantastic Saturday farmers' market. Dunlin and Diver sells beautiful gifts and accessories, while Old Coves and Mileage are great for furniture. The popular Updown farmhouse lies a few miles inland serving Modern European cuisine in a 17th century former farmstead and has rooms available for overnight stays.

There is an excellent primary school in the village, the Kingsdown and Ringwould Church of England Primary School, while several well-regarded schooling options are found in Deal.

Sandwich, Dover and Canterbury are easily accessed by car via the A2 and A258. High-speed trains run from Walmer, a short drive, bus or cycle away, to London St Pancras with a total journey time of 90 minutes. Access to the continent is also excellent via the Port of Dover and the Channel Tunnel at Folkestone.

Council Tax Band: D

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.