



East Bottom Farm, Oldstairs Road, Kingsdown, Kent

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# East Bottom Farm

## Oldstairs Road, Kingsdown, Deal, Kent CT14 8EH

A characterful coastal village home with fantastic ancillary accommodation, equestrian facilities and a pool

Walmer station 3 miles (London St Pancras from 81 minutes), Deal station 3.5 miles, A2 5.3 miles, Dover 7.2 miles, Sandwich 9 miles, Canterbury 21 miles, Eurotunnel terminal 21 miles

**East Bottom Farm:** Porch | Sitting room | Dining room | Study | Conservatory | Kitchen/breakfast room | Utility | Principal bedroom with dressing room and en suite bathroom | 4 Further bedrooms | Family bathroom | Shower room  
EPC rating C

**Annexe:** Reception hall | Sitting room | Kitchen/breakfast room | Utility | Cloakroom  
2 Bedrooms | Shower room | EPC rating C

**Studio/Gym:** Ground floor gym | Sitting room  
Bedroom | Bathroom | EPC rating C

3 Stables and storeroom | Manège | Covered outdoor pool & sauna room | Storage buildings  
Garden | Paddocks | Parking area | About 3.75 acres

### The property

East Bottom Farm is a well-presented property and offers light, airy and versatile accommodation arranged over two floors.

The warm-toned wood flooring, extending across much of the ground floor, adds both practicality and a pleasing sense of cohesion to the reception areas. Curved step-level transitions into the sitting and adjoining dining rooms introduce a subtle design detail, while these inviting spaces provide a relaxed setting for downtime and hosting. Internal French doors

link to a bright study with a pleasant garden outlook throughout the seasons.

The generously proportioned kitchen/breakfast room is fitted with modern cabinetry, topped with stone work surfaces, and offers an island unit with breakfast bar, whilst ancillary space is provided by a utility room. With flexible-use options, a conservatory offers a light-filled space, currently utilised as a family/snooker room, with a door connecting to the outside.

On the first floor, there are five bedrooms, with the principal bedroom benefitting from a dressing room, a modern en suite bathroom and French doors to a Juliet balcony. A stylishly appointed family bathroom features a contemporary tub and complements a smart shower room on the floor below.

### Annexe and studio flat/gym

The excellent two-bedroom annexe and studio flat/gym provide versatile-use options, including staff or dependent family accommodation, or giving the potential for an additional income stream, subject to any necessary consents.

### Outside

Brick-pillars mark the access point to the property, with wrought-iron gates opening onto a length of driveway, which provides parking and extends to an area of hardstanding alongside the house.

The front garden features an attractive natural pond, with aquatic planting and a timber bridge, with a lawned surround and majestic mature trees. A low-level brick and flint wall forms a decorative frontage, with a pathway edged by fragrant lavender leading to an entrance portal.

The grounds to the rear are ideally suited to equestrian-enthusiasts, with fenced paddocks, a training ring and a stable-block. There is also a designated vegetable garden. A covered swimming pool with sauna room has an adjoining paved terrace providing a spot to lounge after a dip in the water.

















## Location

The seaside village of Kingsdown offers primary schooling, local public houses, along with many footpaths to explore the Saxon Shore Way and the White Cliffs Country Trail. Nearby Deal, Sandwich, Dover and Canterbury provide an array of shopping, cultural and leisure facilities and well-regarded schools, including local grammars, Dover College, Northbourne Park and The King's School, Canterbury.

Deal and Walmer stations offer trains to Ramsgate, Sandwich, Dover and London, with The High Speed link running from Walmer to London St Pancras from 81 minutes, whilst the Port of Dover and Eurotunnel provide access to the Continent for travel further afield.

There are several first-class golf courses in the area, including Walmer and Kingsdown Golf Club, and links golf at the famous Royal St George's Golf Club at Sandwich and the Royal Cinque Ports Golf Club.

## General

**Local Authority:** Dover District Council

**Services:** All mains services; gas heating

**Council Tax:** Main house Band G; Annexe Band B

**Planning:** Prospective purchasers should make their own enquiries of Dover District Council

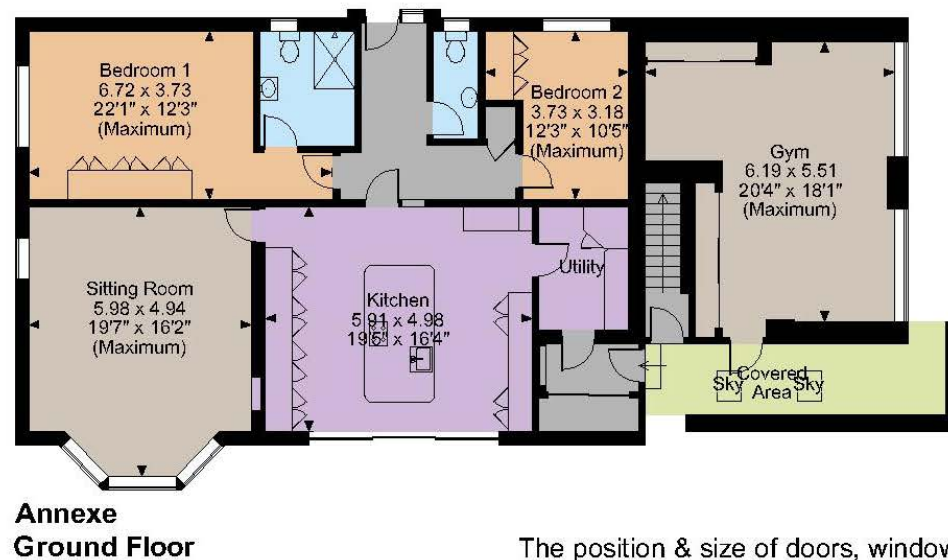
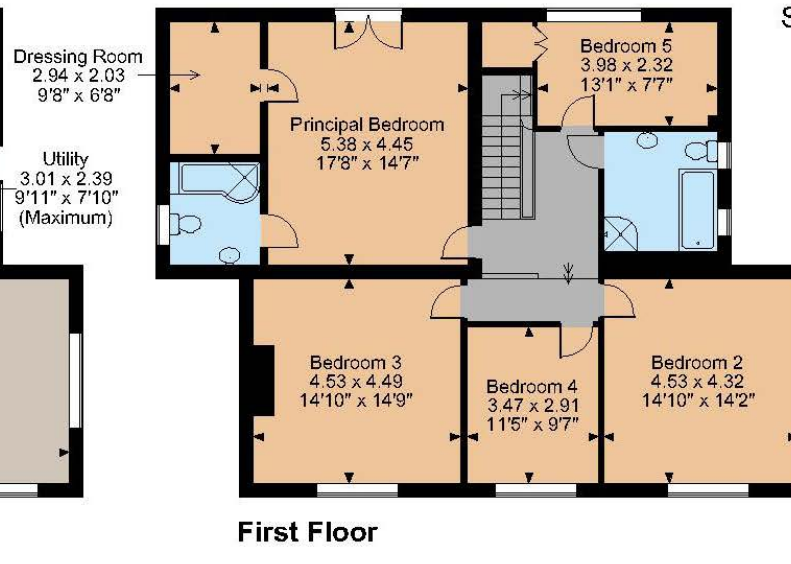
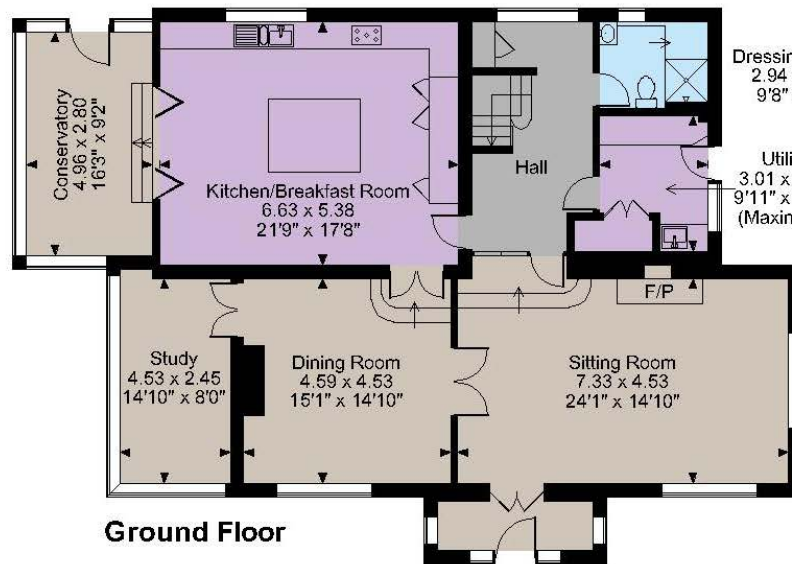
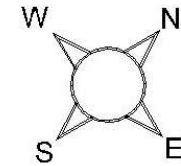
**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Tenure:** Freehold

**Guide Price:** Offers over £1,500,000

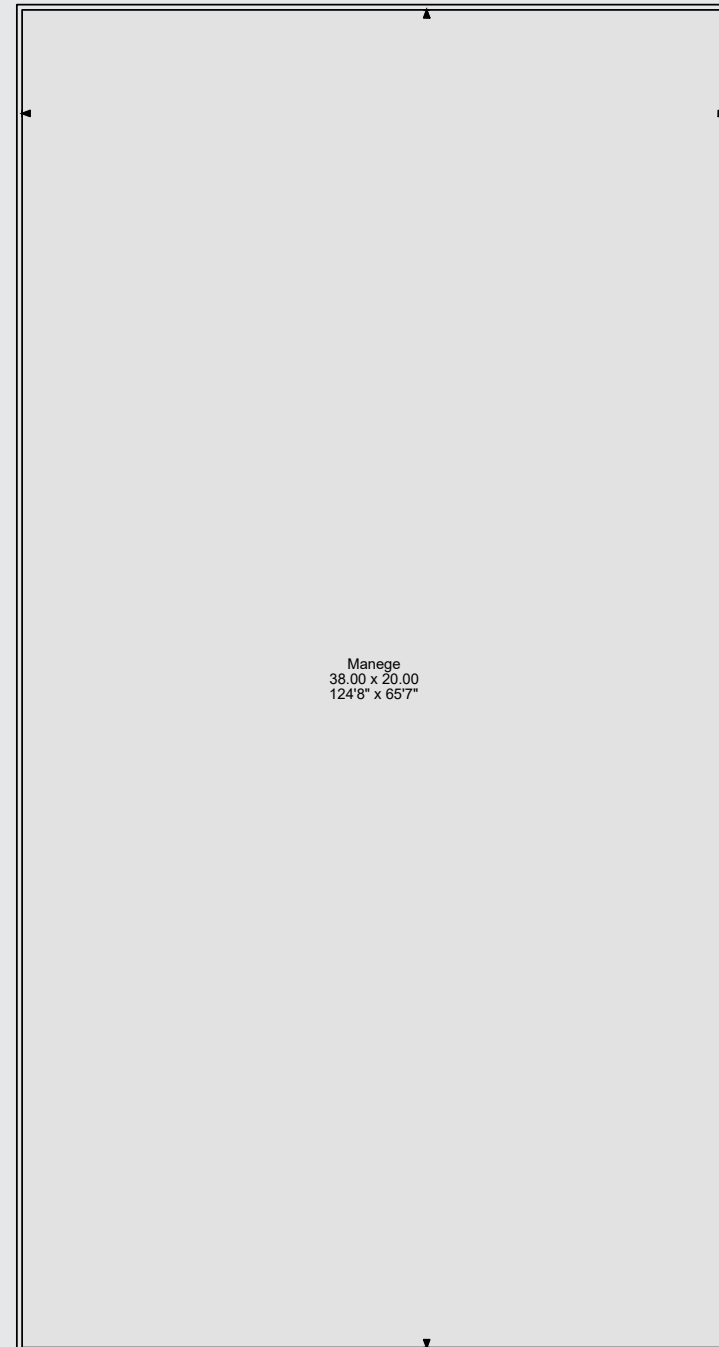
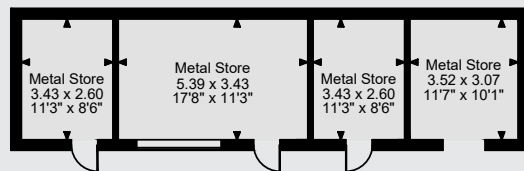
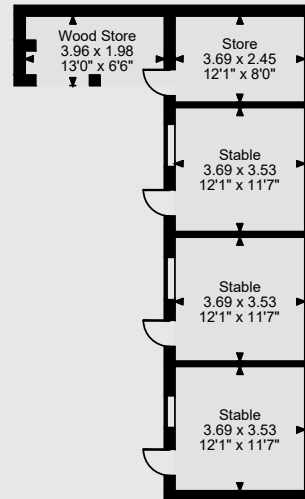
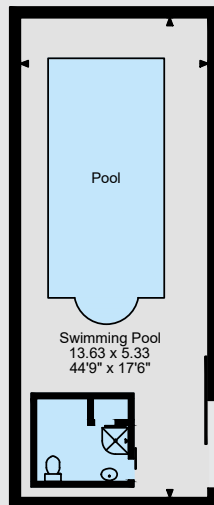
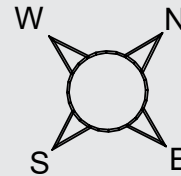


East Bottom Farm, Oldstairs Road, Kingsdown  
 Main House internal area 2,985 sq ft (277 sq m)  
 Annexe internal area 2,074 sq ft (193 sq m)  
 Total internal area 5,059 sq ft (470 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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East Bottom Farm, Oldstairs Road, Kingsdown  
 Outbuilding internal area 1,930 sq ft (179 sq m)  
 Manege external area = 8181 sq ft (760 sq m)  
 For identification purposes only.



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 □ □ □ □ Denotes restricted head height

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## Directions

From the A2: At the Duke of York's Roundabout, take the exit onto the A258/Deal Road. Follow the road to Ringwould then turn right to join Ringwould Road. Turn left onto The Rise, left onto Upper Street, followed by a right turn to Undercliffe Road. Continue around the right-hand bend to join Oldstairs Road, where the property will be found on the right.

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

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