



Boscobel
Hawkshill Road | Walmer | Deal | Kent | CT14 7LN



Step inside

Boscobel

Whether you want a gorgeous permanent residence or a wonderful holiday and weekend retreat this superb detached family home situated in an idyllic location along a quiet private road could tick all the right boxes. It has far reaching and uninterrupted countryside views at the front, is only about a minute's walk from an unspoilt beach and backs onto Walmer Castle's delightful gardens. Built by the well-known Denne family builders in the 1930s it has charming period features including fireplaces, picture rails and original woodwork and sits on a generous plot.

The property is set very far back from the road and approached along a gravel driveway bordered by a large front lawn and terrace surrounded by shrubs and hedging that leads to a spacious parking area and the main entrance. The front door opens into a lobby with a cloakroom and coat hanging space and leads to the hall with original wood flooring and a staircase to the first floor. There are large and impressive sitting and dining areas with two sets of French doors to the conservatory and a further set opening onto the front terrace as well as a very large window providing stunning rural views for guests to enjoy. This lovely room includes a log burning stove in the sitting area and a flame effect gas fire in the dining area with an attractive carved wood surround and mantelpiece. While the long adjacent conservatory has French doors to the rear garden and makes an excellent additional living room.

The kitchen/breakfast room includes a pantry, attractive glass fronted wall cabinets and flat fronted units housing a hob, double oven, dishwasher and additional stand-alone appliances plus space for a table and chairs. The adjacent utility room includes a storage cupboard and space for laundry appliances and leads to a charming six-sided garden room with fitted shelving, a large store cupboard, French doors and lovely views over the rear garden. There is also a very useful music room/study with a high wood-panelled ceiling that was converted from the original garage. This has a separate external door to the driveway so would be ideal as a work from home space as business visitors and clients would not need to go into the private part of the house. Alternatively, as it is soundproofed, it would also make a great games room or gym since other members of the family would not be disturbed.

Upstairs you will find a landing with an airing cupboard, a shower room and a family bathroom with a fascinating shaped bath and fitted cupboards under a vanity basin as well as a single bedroom with stunning countryside views and three double bedrooms. These include one dual aspect with a wall of fitted cupboards, another with equally lovely views and the dual aspect principal with a dressing area, fitted cupboards and an ensuite shower room.

The rear garden includes a terrace for outdoor entertaining, a large, private and well-maintained lawn bordered by shrubs, a pond and a greenhouse on one side and a very high hedge on the other, completely screening the garden from the neighbours. A hedged archway leads to the spacious rear of the garden that backs onto Walmer Castle grounds and includes a decommissioned swimming pool that could always be resurrected or converted.











Seller Insight

“ This has been a very special place for the past 30 years in an amazing and tranquil location with wonderful views and places to go for walks but it is time to downsize and move closer to family. While we have enjoyed updating the property over the years, including converting the garage, there are plenty of opportunities for new owners to put their own stamp on the house and create their own unique and individual home.

We are not far from Kingsdown with its three pubs, a good primary school, convenience store and post office as well as the Kingsdown and Walmer golf club. Walmer includes local shops, bars and restaurants, a bandstand, the Downs Sailing Clubhouse and a mainline station with fast trains to St Pancras taking an hour and 20 minutes.

The Tides swimming pool complex is not far away and Deal is close by with its plethora of quaint streets, period properties, excellent restaurants including the Dining Club, The Blue Pelican and Little Harriet's tea rooms. There are also a raft of attractive independent shops as well as the Saturday market, the seafront with its historic pier and the Royal Cinque Ports golf club and, if you want to go slightly further afield, you will find the championship courses at Sandwich. As far as education is concerned there are very good primary schools in the area while a wide variety of excellent grammar and private schools are available in the nearby towns.”*

* 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

By Road
 Walmer Station 1.5 mile
 Dover Docks 9.2 miles
 Sandwich 6.9 miles
 Channel Tunnel 19.5 miles
 Canterbury 18.6 miles
 Charing Cross 82.8 miles
 Gatwick 86.2 miles

By Train from Walmer
 St. Pancras 1hr 20 mins
 Sandwich 10 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:
 Warden House 01304 375040
 The Downs Primary 01304 372486
 Deal Parochial School 01304 374464
 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
 St Edmunds 01227 475000
 Kent College 01227 763231
 St Lawrence Senior 01843 808080
 King's School, Canterbury 01227 595501
 Kent College 01227 763231
 St Edmunds 01227 475000

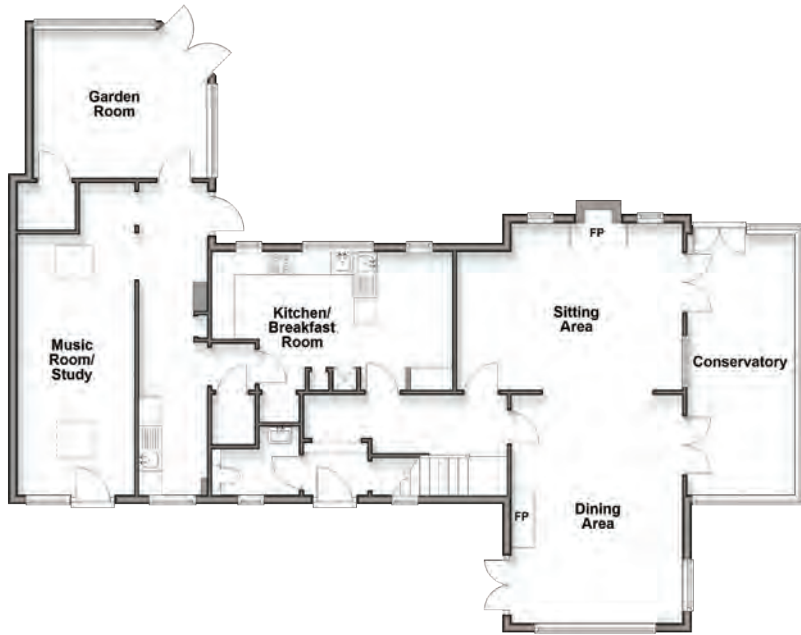
Entertainment

Dunkerleys Hotel 01304 375016
 The Royal Hotel 01304 375555
 Victuals and Co 01304 374389
 The Dining Club 01304 373569
 81 Beach Street 01304 368136
 Little Harriet's tearooms 01304 369748
 The Blue Pelican 01304 783162

Local Attractions / Landmarks

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

Ground Floor
Approx. 123.3 sq. metres (1327.4 sq. feet)



GROUND FLOOR

| | |
|------------------------|------------------------------|
| Lobby | |
| Cloakroom | |
| Inner Hall | |
| Kitchen/Breakfast Room | 17'7 x 9'10 (5.36m x 3.00m) |
| Utility Area | 22'4 x 4'6 (6.81m x 1.37m) |
| Music Room/Study | 21'4 x 8'2 (6.51m x 2.49m) |
| Conservatory | 12'8 x 10'6 (3.86m x 3.20m) |
| Sitting Room | 16'2 x 11'11 (4.93m x 3.63m) |
| Dining Room | 16'5 x 12'4 (5.01m x 3.76m) |
| Garden Room | 18'10 x 7'5 (5.74m x 2.26m) |

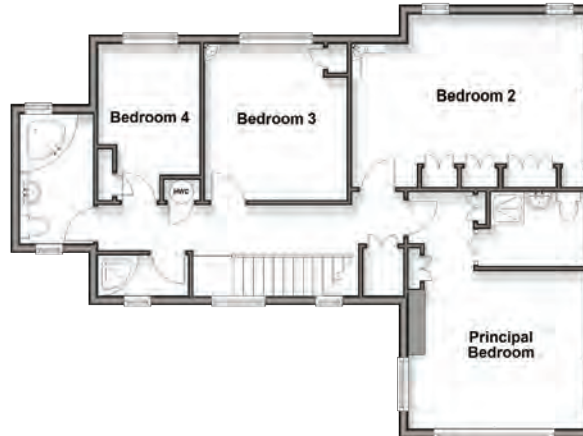
FIRST FLOOR

| | |
|----------------------|------------------------------|
| Landing | |
| Bedroom 3 | 10'11 x 9'11 (3.33m x 3.02m) |
| Bedroom 4 | 10'11 x 7'6 (3.33m x 2.29m) |
| Bathroom | 9'1 x 5'0 (2.77m x 1.53m) |
| Shower Room | |
| Bedroom 2 | 16'2 x 11'11 (4.93m x 3.63m) |
| Principal Bedroom | 16'5 x 12'4 (5.01m x 3.76m) |
| En Suite Shower Room | 16'5 x 12'4 (5.01m x 3.76m) |

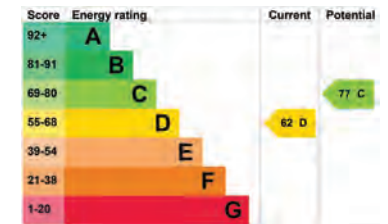
OUTSIDE

- Rear Garden
- Outdoor Swimming Pool
- Front Garden
- Driveway

First Floor
Approx. 72.5 sq. metres (780.8 sq. feet)



Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: 21.05.2026



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