

# Kingsdown Beach House

**Region:** The South East   **Sleeps:** 10

---

## Overview

A contemporary delight right on the beachfront, Kingsdown Beach House is a stunning modern home which oozes style and luxury!

Every room in this miraculous property demonstrates an extraordinary attention to the little details of comfort and pleasure, with a warm, welcoming ambience and incredible facilities including underfloor heating throughout! First things first: get yourself a cuppa and settle into your amazing sofas in the luxuriously modern living room, with soft and soothing colour schemes and of course, a variety of board games for a bit of family-fun!

Your incredible open-plan kitchen, complete with a luxurious breakfast bar with the cosiest bar-stools we've ever seen, is equipped with the all-important wine fridge, induction hobs and even a Quooker tap providing filtered hot, cold and boiling water! And once you've whipped up a feast, take it through to your fabulously formal dining room, with equally fabulous seating around a huge wooden table for 12! When it's time to relax, look no further than your cinema room with 75" screen and full surround sound! Throughout the whole home you can enjoy a Sonos sound system with individual and group room controls, to set the right tone and, indeed, even get the party started!

There are five exceptional bedrooms, each as spacious, plush and enticing as the last. There is a large TV, usually wall mounted TV, in each as well as simple yet sumptuous décor, luxury facilities and a sense of homely comfort. On the top floor there is a full suite of luxury, with endless space and fabulous furnishings! And perhaps most importantly, most of the rooms offer sublime sea-views! There are four king-size beds and a set of zip n link twin beds to ensure comfort for all! Each bedroom is



accompanied by a truly breath-taking bathroom, whether ensuite, Jack and Jill, or next door, with everything from free-standing bathtubs to soft gowns and towels to enchanting walk-in rain-showers – you're guaranteed to feel pampered, relaxed and content!

Step out onto your incredible sea-side balcony and enjoy the fresh air, the jaw-dropping views and the calming sounds of the waves. This is the perfect spot for a morning cuppa or an evening tipple, as you enjoy the movement of the sun and the vibrant colours of the ever-changing seascape. When it's time for a little fun, head into the converted garage, now a games room, and get a competition on the table tennis set going to ensure endless hours of fun for all ages!

The nearby village of Kingsdown has all you could need for drinking, dining and entertainment, including three pubs offering food, one of which is located right on the beach, as well as a butchers/deli and a post office. Further afield, the popular seaside town of Deal, which comprises a castle, pier, historical buildings and independent shops and restaurants, is a very pleasant walk or cycle away, following the coastal path which runs right past the front door!

## Facilities

Table Tennis • Games Room • Beachfront • Beach Nearby • Walk to Beach • Wi-Fi/Internet • Walk to Village • Cots (Cribs) • Indoor Games • Villa • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Washing Machine • Tumble Dryer • Dishwasher • Satellite TV • Home Cinema • Heating • High Chair(s) • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## *Lower Ground Floor*

- Cinema room with 75" TV and surround sound
- Shower room

## *Ground Floor*

- Living area with doors to decked balcony area
- Fully-equipped kitchen with dining facilities for 10
- Cloakroom

## *First Floor*

- Bedroom with king-size bed, balcony access and en-suite shower room
- Bedroom with king-size bed and balcony access
- Bedroom with king-size bed and access to jack and jill shower room
- Bedroom with zip & link twin beds (*can be set up a king-size room on request*) and access to jack and jill shower room
- Family bathroom

## *Second Floor*

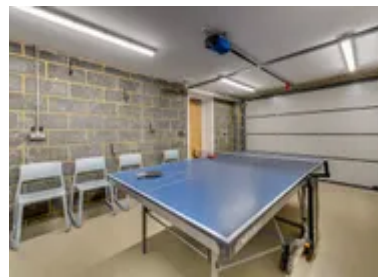
- Bedroom with king-size bed, Juliette balcony and en-suite shower room

## *Exterior Grounds*

- Large coastal garden
- Dining facilities
- Barbecue

## **Additional Facilities**

- Wi-Fi
- SMART TV
- SKY TV
- Washing machine & dryer
- Table tennis
- Travel cot & highchair can be provided on a request basis
- Parking for 5 cars



## Location & Local Information

Renowned for its rural beauty and stunning sunsets along the 350 miles of breath-taking coastline, Kent offers a whole world of lavender fields, orchards, vineyards and oast houses intersecting amid the rolling green hills, and of course, its immense White Cliffs of Dover!

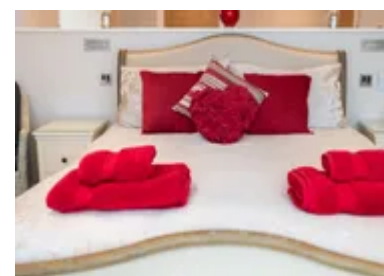
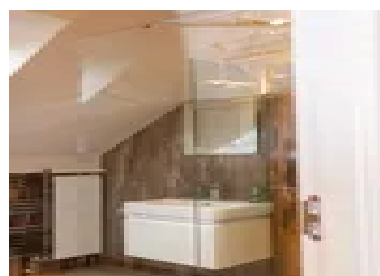
Whatever you're into, be it art galleries, elegant stately homes, romantic getaways, fun-filled family attractions or historic buildings, you'll be sure to find it here! Kent is home to stunning castles, exciting culture and artistic energy.

For the active types, there's more than 4,200 miles of exhilarating foot and cycle trails. While on the water you can try your hand at Kite Surfing, Sailing, Jet Skiing, Surfing and much more! And if it's a day outdoors you're after, fear not: Kent offers some of the best beaches in Europe which have been attracting tourists for the past 250 years! Margate, Broadstairs and Ramsgate host just a few of these magnificently sandy bays, while Whitstable, Herne Bay and Broadstairs are lined with dazzling, traditional Beach Huts that always ignite a sense of joy!

Indeed, there's beautiful scenery around every corner – Kent didn't get its name as The Garden of England from nowhere! There are over 180 stunning gardens to choose from for a calm, relaxing and rejuvenating stroll, including such well-known gardens as Sissinghurst! Kent also has more castles than any other county, including Leeds Castle, the 'loveliest castle in the world'! And if it's historical buildings you're after, don't miss Canterbury Cathedral, Britain's oldest Cathedral!

And yet – it's not all history! Across the county you'll find cutting edge galleries, thriving theatre, vibrant nightlife and illustrious festivals – and not to mention some of the country's best shopping! The famous Bluewater centre has over 300 stores, 60 restaurants, cinemas, leisure activities and much more!

Access to the area is simple: from almost any location,





head to London! London Bridge, Charing Cross, London Waterloo East, Victoria and St Pancras International all connect to Kent. If flying to the area, the best airports are London Gatwick and London Heathrow, although there are many more airports within a short drive. If you prefer to travel by train, the high-speed Eurostar services from Paris, Brussels and Lille stop at Ashford International Station and Ebbsfleet International Station, both of which are in Kent. And of course, at the famous white cliffs of Dover, you can catch one of the many channel ferries from Calais

### Local Amenities

Nearest Airport	London Gatwick (138km)
Nearest Town/City	Deal (3.5km)
Nearest Village	Walmer (3.2km)
Nearest Supermarket	Londis (2.5km)
Nearest Restaurant	Zetland Arms (0.9km)
Nearest Beach	Kingsdown Beach (1km)
Nearest Golf	Walmer & Kingsdown Golf Club (2.3km)

## What we love

- Get cosy in your home cinema, with a 75" wall mounted TV with full surround sound, a Sky package and Apple TV and even a virtual reality headset, ensuring futuristic fun and entertainment for all!
- Head over to the converted games room with an all-weather table tennis table in the garage for some serious competition and active fun! There are board games and more toys to suit all ages!
- This incredible beachfront location would certainly be difficult to beat, guaranteeing incredible views and fresh air all year round!
- Your living area, dining room and kitchen are all equipped with large patio doors both to the front and back of the home, so you can enjoy your well-equipped outdoor living areas with ease!

## What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- One of the bedrooms has a set of zip n link beds which can be set up as a super-king-size bed if you'd like, please just request at time of booking!
- A house iPad offers remote operation of the cinema, heating and hot water controls

# Terms & Conditions

- **Security deposit:** No security deposit is required for booking this property
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** A maximum of 2 well-behaved dogs are allowed on a request basis for an additional charge of £50 per dog, per stay. Dog breeds must be stated at time of booking.
- **Other Ts and Cs:** A travel cot and highchair can be provided on a request basis. Please bring your own cot linen.
- **Changeover day:** Saturday
- **End of stay cleaning available?:** Yes, included in the rental price
- **Smoking Allowed?:** No smoking
- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased across peak dates
- **Internet access?:** Yes, Wi-Fi is included in the rental price

*\* Please note that due to Covid-19, the check in and out times have been temporarily amended to allow for additional cleaning. Check in is now 5pm, check-out is 9am. Thank you for your understanding.*