



5, St Andrews Way
Tilmanstone, Deal, CT14 0JH
£375,000

incorporating
Browns
colebrooksturrock.com





5 St Andrews Way, Tilmanstone, Deal

An extended detached chalet bungalow with large gardens and beautiful views.

Situation

This property sits on a generous plot in a small cul-de-sac in the very rural village of Tilmanstone, backing onto open fields with beautiful views looking out to the rear. Tilmanstone village lies approximately 5 miles from Deal, Sandwich and Dover and 13 miles from Canterbury to the West. Eastry village is about 2.5 miles away in the Sandwich direction with a range of very useful shops and other amenities including an "outstanding" primary school but Sandwich is the closest main town with good secondary schools, banks, doctors and railway station. From the property there are country walks available in all directions.

The Property

An extended detached 4 bedroom chalet bungalow offering spacious flexible accommodation with 3 possible bedrooms at ground floor level, one with en-suite shower room as well as a main downstairs bathroom/wc. Upstairs is a further large bedroom, a separate wc (which in our opinion could be altered to become a shower room/wc) and a large landing /study area. There is easy access in attic storage areas either side of the upstairs bedroom and a useful storage room at ground floor level. The house has a gas central heating system and mainly double glazed windows. A single garage stands to one side and there is plenty of off-road parking space.

Outside

Front – The plot is wedge-shaped and provides for plenty of off-road parking space in front of its single garage with path and open-plan lawned garden in front of the house, flanked by trimmed

lavender bushes. Gates provide access through to the rear. Rear – a large garden that wraps around the back of the house where there is a paved patio giving way to an informal lawn. There are a number of specimen trees running through the garden including a magnificent Blue Spruce that stands to one side of the excellent outlook across the neighbouring open fields. Outbuildings include two greenhouses and two wooden sheds. Plenty of scope for the keen gardener to grow vegetables or plant an orchard away from the house. For younger garden users or dog lovers, there is a large lawn behind the house and a gate leading into the field behind.

Services

Mains water, gas and electricity. Private cesspool for drainage.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Current Council Tax Band: E

EPC Rating: E

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

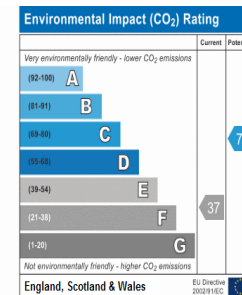
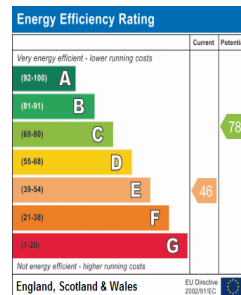


1st Floor
Approx. Floor
Area 560 Sq.Ft.
(52.1 Sq.M.)

Total Approx. Floor Area 1604 Sq.Ft. (149.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Ground Floor
Approx. Floor
Area 1044 Sq.Ft.
(97.0 Sq.M.)



Sitting Room

18' 6" x 11' 11" (5.63m x 3.63m)

Kitchen

10' 6" x 10' 2" (3.20m x 3.10m)

Dining Room/Bedroom Four

15' 5" x 11' 7" (4.70m x 3.53m)

Ensuite Shower Room

Bedroom Two

12' 5" x 11' 2" (3.78m x 3.40m)

Bedroom Three

10' 10" x 9' 10" (3.30m x 2.99m)

Store Room

7' 5" x 4' 11" (2.26m x 1.50m)

Downstairs Bathroom

Landing/Study

10' 1" x 5' 11" (3.07m x 1.80m)

Bedroom One

16' 6" x 12' 1" (5.03m x 3.68m)

Separate WC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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