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£525,000

The Old Bakery Mill Lane, Shepherdswell, Dover CT15 7LJ

- FLEXIBLE LIVING & POSSIBLE ANNEXE
- FIVE BEDROOM DETACHED HOUSE
- CHAIN FREE
- DOUBLE GARGE AND AMPLE PARKING
- POPULAR VILLAGE LOCATION
- ENERGY RATING - D (62)

GROUND FLOOR

1ST FLOOR



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To arrange a viewing please call **01304 246111**



THIS DETACHED HOUSE HAS FLEXIBLE LIVING AND THE POTENTIAL FOR AN ANNEXE. The property is spread over two floors and on the first floor are three bedrooms and spacious bathroom. On the ground floor are three reception rooms, kitchen/diner, conservatory, shower room and two bedrooms. Further benefits include double glazing and gas central heating.

To the outside is a double garage, ample off road parking and gardens.

An early viewing is highly recommended on this chain free property.

This detached house has been in the same family ownership for many years and was previously a bakery. It is situated in a quiet area in the popular village of Shepherdswell. The village boasts a primary school, public house and general stores, and a main-line railway station. There are excellent access routes to the A2 to Canterbury and London, and Dover town centre is approx. 4-5 miles away.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

GROUND FLOOR

Open porch to front door. Front door opening into lounge.

Lounge
12'6 x 11'9 (3.81m x 3.58m)

Double glazed window to front. Radiator. Cupboard. Large inglenook fireplace (not currently being used). Tiled floor. Step up to study.

Study
12'4 x 10'8 (3.76m x 3.25m)

Double glazed window to front. Radiator. Open fireplace (not currently being used). Under stairs cupboard. Stairs to first floor. Steps down to kitchen/diner.

Kitchen/Diner
25'2 x 7'7 (7.67m x 2.31m)

Fitted with a range of work top base and wall units with worktop over. Space for cooker, dishwasher and washing machine. Integrated fridge/freezer. Cupboard containing boiler. Radiator. Double glazed window to side. 2 x double glazed windows to rear. Step up to barn style door to rear porch and door to garden. Steps up into inner hall.

Double glazed front door into entrance hall.

Entrance Hall
7'3 x 5' (2.21m x 1.52m)

Cupboards with gas meter & electric consumer unit and meter. Glazed door into inner hallway.

Inner Hallway
Radiator. Loft access. Doors to dining room, shower room, bedrooms and kitchen/diner.

Dining Room
13'4 x 10'8 (4.06m x 3.25m)
2 x double glazed windows to front. Radiator.

Shower Room
Shower cubicle. Low level WC and wash basin. Radiator. Frosted double glazed window to rear.

Bedroom 4
10'4 x 7'8 (3.15m x 2.34m)
Double glazed window to side. Radiator.

Bedroom 5
13'4 x 7'8 (4.06m x 2.34m)
Double glazed sliding doors to conservatory. Radiator.

Conservatory
8'5 x 7'9 (2.57m x 2.36m)
Double glazed windows to rear and sides. Double glazed patio doors to garden.

FIRST FLOOR

Landing
Doors to all rooms.

Bedroom 1
15'5 x 12'6 max (4.70m x 3.81m max)
2 x double glazed windows to front. Radiator. Alcove cupboard.

Bedroom 2
12'2 x 8'1 (3.71m x 2.46m)
Double glazed window to rear and side. Radiator.

Bedroom 3
9'7 x 9'1 (2.92m x 2.77m)
Double glazed window to front. Radiator. Built-in wardrobe to one wall.



Bathroom
12'9 x 8'1 (3.89m x 2.46m)
Bath with separate shower over. Low level WC and wash basin. Frosted double glazed window to rear. Loft access - The vendor has advised that the loft is boarded with ladder and light. Cupboard with water cylinder.

OUTSIDE

Driveway for off road parking for a number of cars leading to the double garage.

Side garden - with a range of plants and shrubs.

Rear garden - laid to patio area with borders to side.

Rear garden - leading to store 11' x 8'4. There is also external power and tap.

Garage - 16'5 x 14' 2 x up and over doors. Light and power. Windows to side.

Energy Rating - D (62)

Council Tax - Band E

Viewing
Strictly by arrangement with the agents, Tersons 01304 246111
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