

Dover Branch:  
T: 01304 206666

Deal Branch:  
T: 01304 365454

Folkestone Branch:  
T: 01303 210777



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T: 01227 360226

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T: 01843 210111

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# Guide Price £550,000

## Poison Cross House, Statenborough Lane, Eastry, CT13



- Four Bedroom Detached House
- Plot For Two Bedroom Detached
- Full Planning Permission Granted
- Amazing Oppotunity
- Lovely Location
- Close to Villlage
- Dream Project
- No Chain

Poison Cross House Statenborough Lane Eastry offers a fabulous opportunity to developer's investors self-builders or for that once in a life time project we all wish we could undertake. The development consists of Poison Cross House, a substantial 4 bedroom detached property once part of a agricultural nursery, full of character

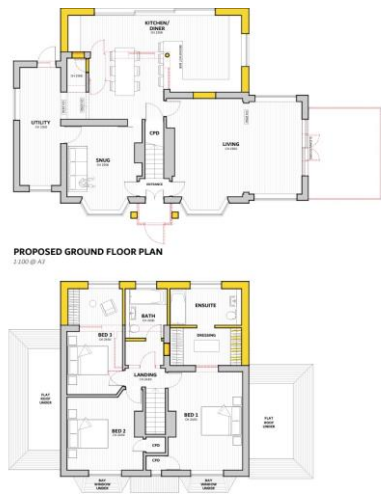
features. Now in need of improvement and repair with Full planning permission granted Portal Number 24/00850, to extend and improve to create a really special property on a large plot. Along with the house, a plot within grounds has also been granted full planning permission Portal Number 24/00714 for a detached two-bedroom property also on a generous plot, all details available on the Dover Planning Portal. The property is in a semi-rural location with the charming village of Eastry just minuets away by car with local shops post office pharmacy as well as pubs and restaurants, the historic cinque port of Sandwich is just 2.5 miles away with its renowned school's pubs restaurants & hotels and also benefits from a mainline train station with fast trains to London and beyond. There is easy access to the M20 and A2 motorways and the port of Dover. The House and grounds stands on a corner plot neighbouring established orchards and a nursery, all in all, a once in a lifetime opportunity.

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CT13**

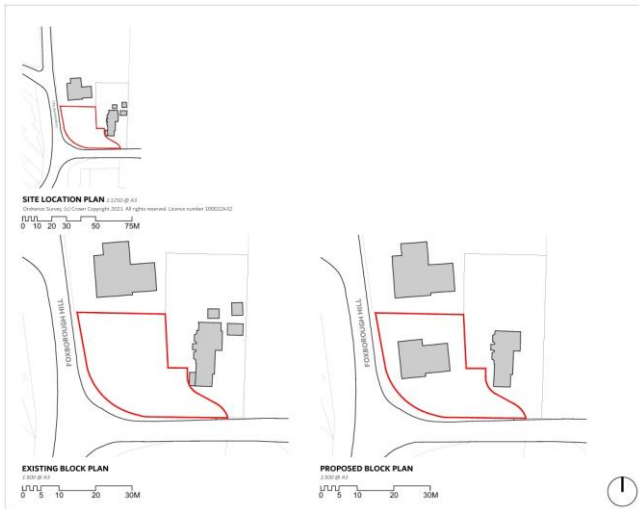
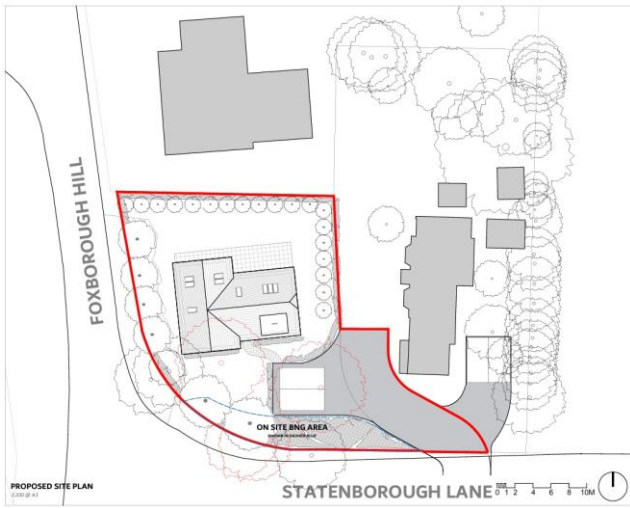
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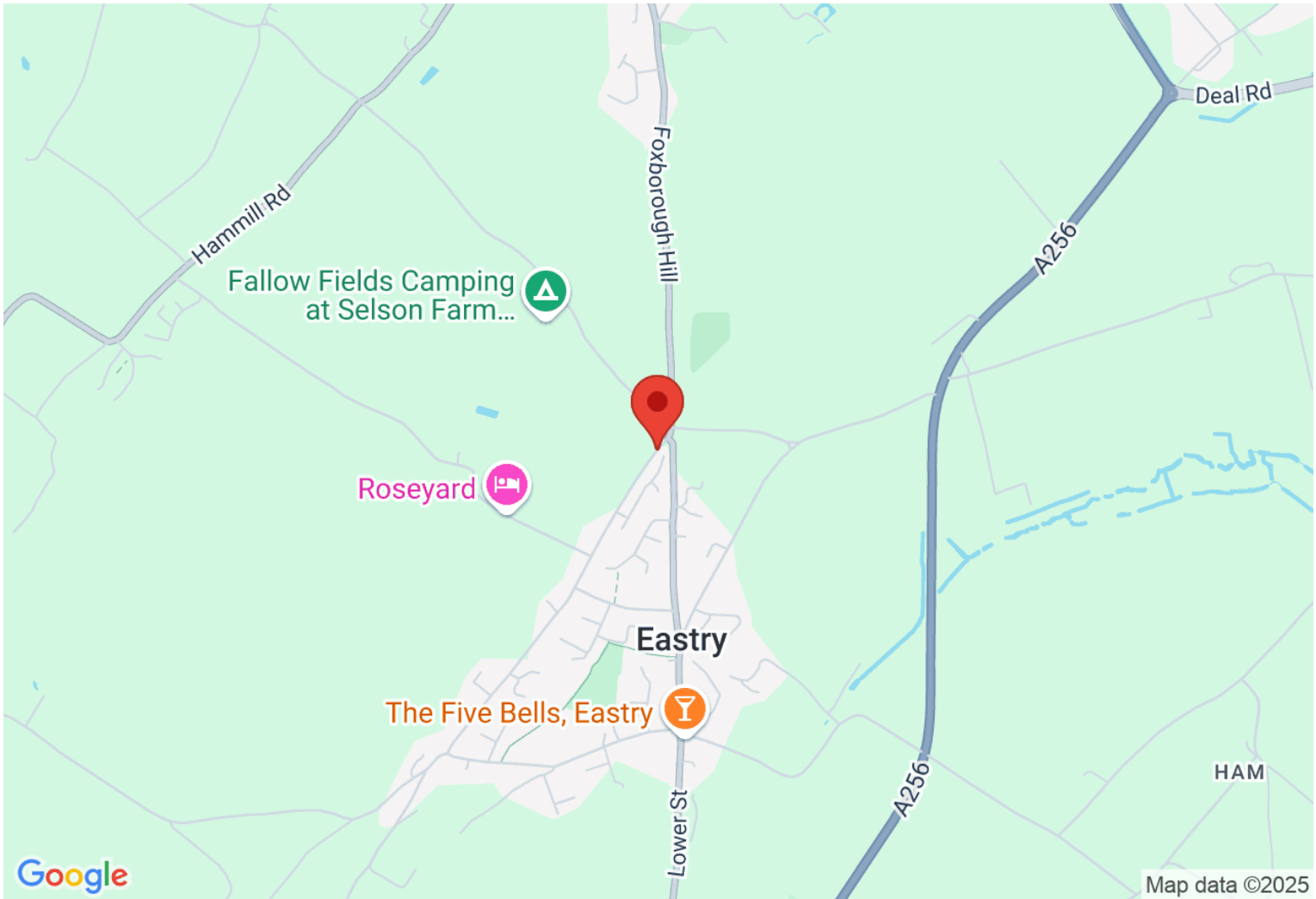






**Directions**

**Location**



**VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS**

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: [enquiries@tapestates.com](mailto:enquiries@tapestates.com) W: [www.tapestates.com](http://www.tapestates.com)

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.