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GUILDCREST ESTATES

Sandwich Road, Whitfield, Dover
CT16 3RN

Offers over £675,000

Mulberry Mews – An Exceptional Four-Bedroom Countryside Home

Set behind private gates on the edge of Whitfield village near Dover, Mulberry Mews presents an exclusive collection of four executive homes surrounded by beautiful rolling countryside.

Designed with exceptional attention to detail, each residence blends contemporary elegance with sustainable living. A timeless exterior of red brick and refined weatherboarding, complemented by dark-framed windows, feature lighting, and block-paved driveways, creates a distinguished and harmonious architectural statement.

This four-bedroom, two-storey home offers spacious, light-filled interiors designed for modern family living. The welcoming hallway with built-in storage leads to an impressive open-plan kitchen and dining area, featuring quartz worktops, a central island, premium integrated appliances, and a discreet utility room set within shaker-style cabinetry. Bi-fold doors open to the garden, inviting in natural light and peaceful countryside views.

The ground floor also includes underfloor heating throughout, a bright living room, dedicated study, cloakroom, and integral





garage with underfloor heating and natural light.

Upstairs, four generous bedrooms provide calm and comfort. Bedrooms 1 and 2 each feature luxurious ensuites, while Bedrooms 3 and 4 offer bespoke fitted storage. A stylish family bathroom with designer tiling, illuminated mirrors, and premium finishes completes the layout.

The private garden features both lawn and patio areas, enclosed for seclusion and relaxation. An energy-efficient air source heat pump ensures modern comfort with reduced running costs. The property also had underfloor heating on the ground floor.

Perfectly positioned, Dover Priory station is just 3 miles away, offering high-speed rail to London in just over an hour. Easy access to the A2/M2, Channel Tunnel, Canterbury, and nearby coastal towns ensures superb connectivity.



GUILDCREST ESTATES

Key Features

- 4 Bedrooms
- 3 Bathrooms
- 2 Reception Rooms
- Lawned/Paved Gardens
- Driveway & Garage
- Service Charge £750 P.A
- Eco House
- Gated Development
- Countryside Views
- Aardvark Homes Ltd

Important Information

Freehold

House - Detached

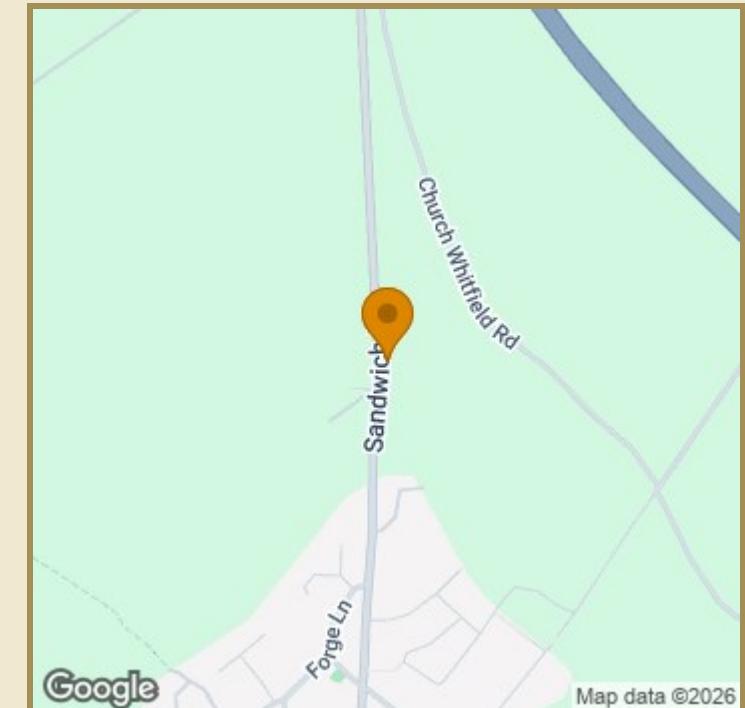
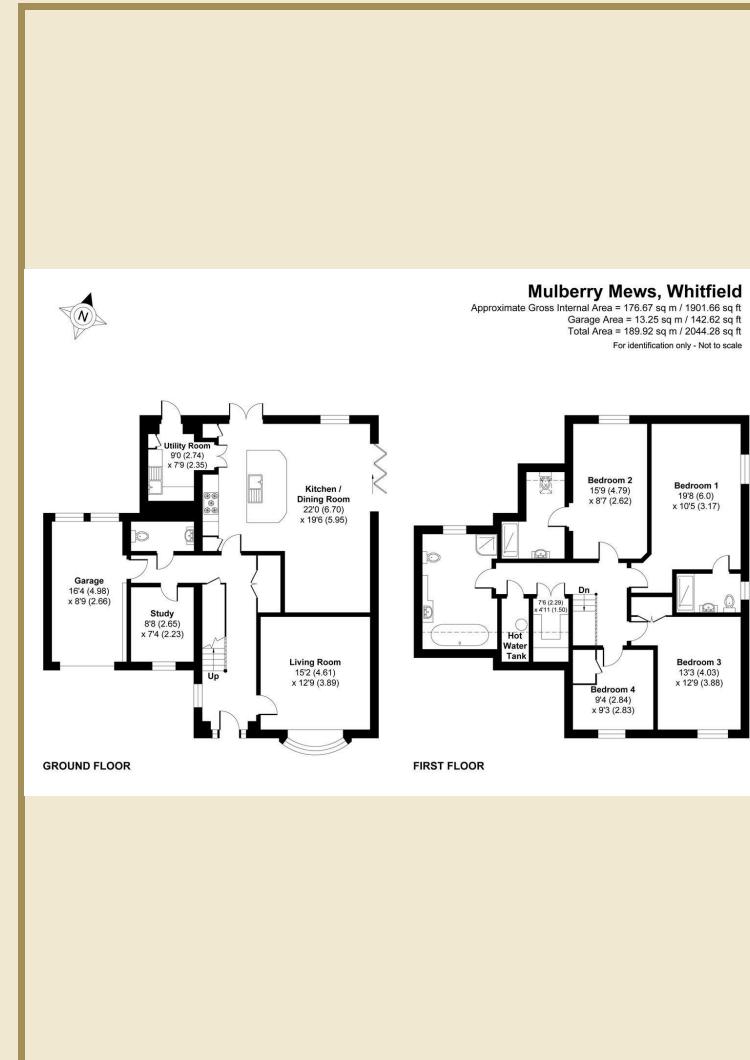
1901.00 sq ft / 176 sq m

Council Tax Band New Build

EPC Rating B

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£675,000



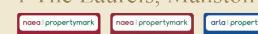
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



01843 272200 www.guilderestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered in England & Wales | VAT Number: 374 4288 71

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