



Ivy Bank,  
4 Church Hill, Shepherdswell, CT15 7NR  
£399,995

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# Ivy Bank

4 Church Hill, Shepherdswell, Dover

Within walking distance to the TRAIN STATION and all local amenities is this beautifully refurbished and improved detached bungalow with light and spacious

## Situation

The property is located in a sought after central location, extremely close to all local amenities. The villagers of Shepherdswell are extremely proud of their friendly community, together with a good range of facilities, including a doctors' surgery, primary school, public house, shops and a wide range of recreational facilities plus a train station, London to Dover line, (which connects to the high speed main line train services to London- 60 mins journey time), all a short walk away. Being situated on the edge of the Kent Downs Area of Outstanding Natural Beauty, the area benefits from a wealth of walks, rides and cycle routes. There is also excellent road access to the A2, Canterbury to Dover road with access to Whitstable and London to name a few. A little further afield will be found the expanding business centre of Ashford, from where the capital may be accessed in some 37 minutes by train and, via Eurostar connections, there is direct and easy access deep into Europe.

## The Property

This is a most light and airy bungalow, having been completely updated and improved in 2013 by the current owner. Some of the works include: new fully tiled shower room, kitchen with Bosch induction hob and eye level double ovens, integral dishwasher, conservatory, new UPVC doors and windows, Oak internal doors and the landscaping and building work to create the outside space and gardens. The spacious sitting room has an original Parkay Floor and bi-folding doors, with a useful awning over, that open out to the garden terracing, allowing the outside to be incorporated fully to the living space. French doors with full length glass side panels allow further light to drift into the sitting room from the generous size conservatory with its vaulted ceiling and door to the outside. There are two double bedrooms one with built-in wardrobes while the

other has a lovely bay window, there is also a walk-in shower room with WC and wash hand basin.

## Outside

The gardens have been thoughtfully landscaped and are considered low maintenance with a varied and colourful array of shrubs and plants intermingled with shingle. Extending across the rear of the bungalow is a delightful arc shaped paved patio ideal for those long summer evenings enjoying outside dining. Passing around the side to the front there is ample off road parking for several vehicles, attached garage and a further garden beautifully presented in a matching style to the gardens at the rear.

## Services

All mains services are understood to be connected.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: D

## EPC Rating: C

## Agents Note

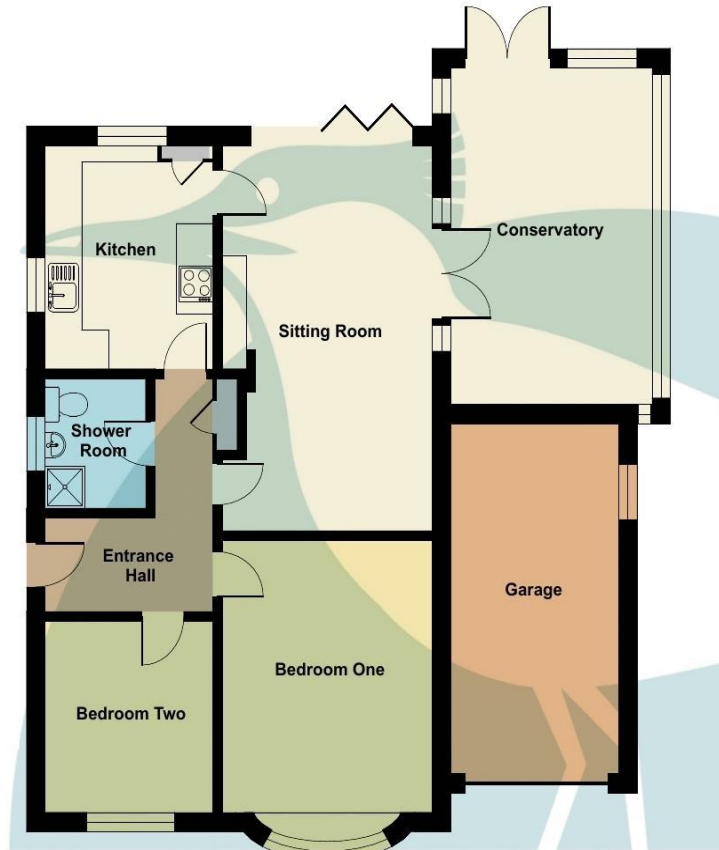
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 840422**

Total Approximate Area = 1133 sq ft / 105.2 sq m

For identification only - Not to scale



**GROUND FLOOR**  
Approx. 1133 SQFT (INTERNAL)

### Entrance Hall

### Sitting Room

19' 9" x 11' 5" (6.02m x 3.48m)

### Conservatory

17' 4" x 11' 0" (5.28m x 3.35m)

### Kitchen

11' 5" x 9' 1" (3.48m x 2.77m)

### Bedroom One

15' 6" x 11' 5" (4.72m x 3.48m)

### Bedroom Two

9' 2" x 9' 1" (2.79m x 2.77m)

### Shower/Wet Room

6' 9" x 5' 6" (2.06m x 1.68m)

### Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 956929

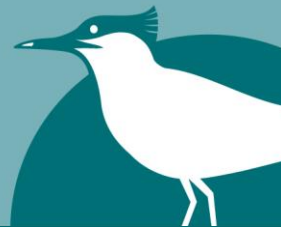
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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