



Ivy House Sprinkle Farm, The Street  
Swingfield, Dover, CT15 7HA  
£699,995

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# Ivy House

Sprinkle Farm, The Street, Swingfield, Dover

Charming and spacious period cottage with double garage, generous parking and delightful gardens. No chain

## Situation

This super property is well located in this delightful rural hamlet with open countryside to the front. There are a number of villages within easy reach including Densole, Hawkinge, Elham, Lyminge and Barham. These offer a good variety of services including shops, schooling, public houses, doctors, pharmacists, sport and recreational amenities. To the South, on the coast, you will find Folkestone and the Channel Tunnel. To the North, accessed via the A260 connecting to the A2, is the cathedral city of Canterbury. These both offer an extensive range of facilities together with mainline train services to London. The Channel port of Dover lies to the South East providing further means of access to Europe.

## The Property

Ivy House is a beautifully presented period cottage that seamlessly blends timeless charm with elegant modern updates. It dates back to 1806 in the main, boasting a striking brick and flint façade beneath a Kent Peg tiled roof. The property enjoys a tranquil setting among just 21 individually styled homes in a quiet and rural location, offering a true sense of village community. While already a substantial home, Ivy House also presents exciting potential for further expansion, as the double garage was constructed to allow for a first-floor addition, if desired or needed. Inside, the layout is designed for both comfort and versatility with the ground floor featuring four reception rooms, kitchen/breakfast room, utility room, and a shower room, providing ample space for everyday living and entertaining. A super addition to this already lovely home is the rear family/garden room, a fabulous space filled with natural light from its vaulted ceiling, exposed timbers, triple-glazed windows, and Velux roof lights. From here bi-fold doors seamlessly connect the indoors to the paved sun terrace, creating an inviting space to enjoy the pretty gardens. Upstairs, there are three well-appointed bedrooms and two bath/shower rooms. This is a rare opportunity to own a charming countryside retreat in an idyllic yet well-connected location.

## Outside

This super family home is set within generous gardens and grounds of just under ¼ acre offering a beautifully landscaped outdoor space designed specifically for relaxation, bird watching, as well as being ideal for an avid gardener and veg grower. Predominantly laid to neat lawn and complemented by a greenhouse, a productive vegetable plot, and a spacious sun terrace the garden becomes an ideal place to enjoy the picturesque view of the 13th-century St. Peter's Church.

For parking and storage, the property benefits from a double attached garage with electric remote roller doors and full-height loft space, specifically designed and built to allow for future conversion (subject to necessary planning permissions). To the front is a brick-paved driveway for several vehicles while in addition to this parking there is also a single driveway to the other side of the property with gated access, providing parking for a further 1-2 vehicles.

## Services

Oil-fired central heating (new boiler installed in 2019) plus 1250 litre oil storage tank. Mains water and electricity are connected, private drainage.

Maintained burglar alarm with integrated smoke alarm, CCTV and security lighting on each elevation Satellite dish wired to each TV aerial point through an internal relay box.

## Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

Current Council Tax Band: E

EPC Rating: E



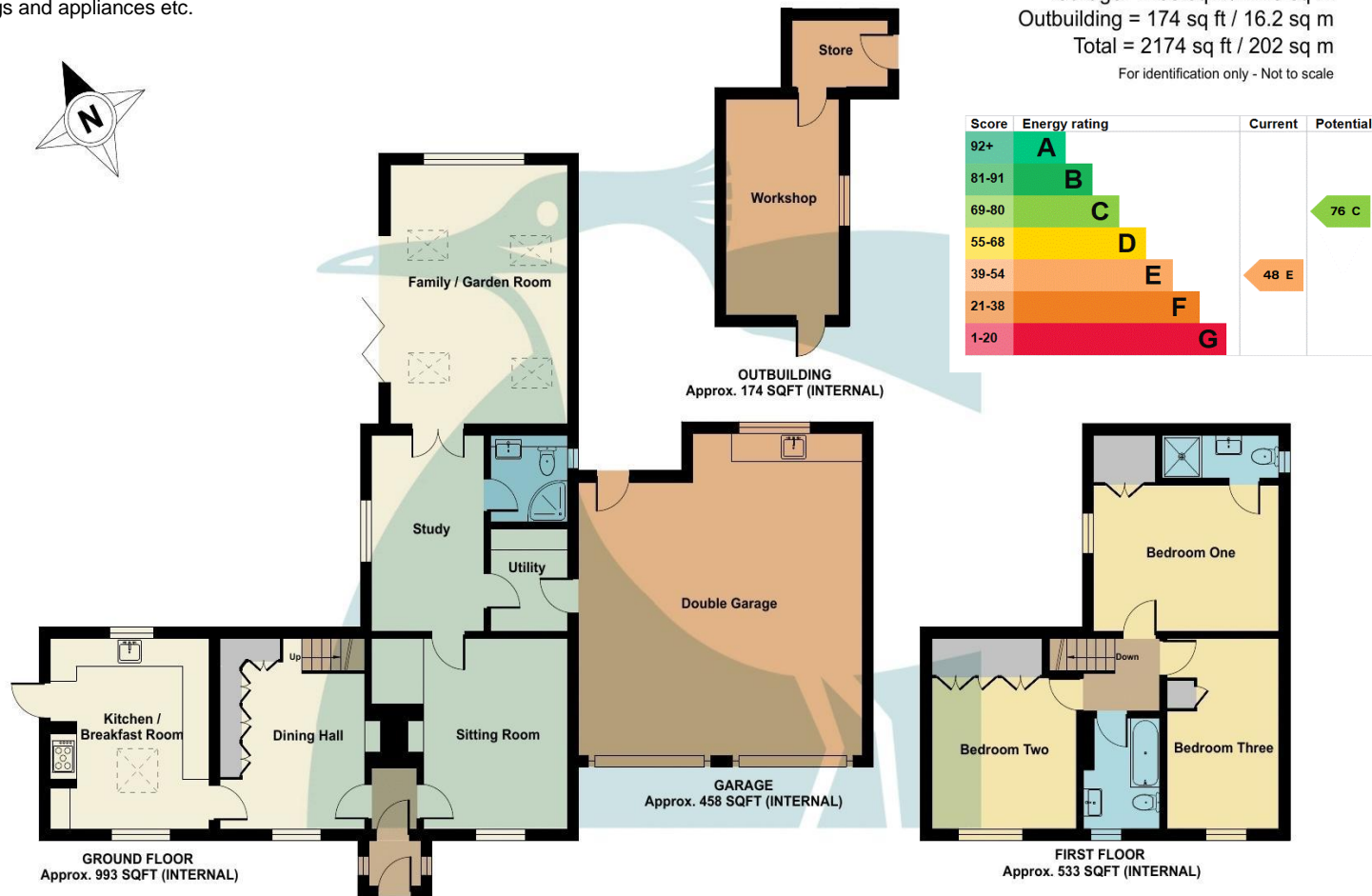


To view this property call Colebrook Sturrock on **01303 892000**



## 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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1256391

## Entrance Porch

## Dining Hall

13' 6" x 10' 11" (4.11m x 3.32m)

## Kitchen/Breakfast Room

13' 8" x 11' 11" (4.16m x 3.63m)

## Sitting Room

14' 2" x 13' 6" (4.31m x 4.11m)

## Study

13' 11" x 8' 10" (4.24m x 2.69m)

## Family/Garden Room

18' 4" x 13' 4" (5.58m x 4.06m)

## Utility Room

7' 3" x 6' 3" (2.21m x 1.90m)

## Ground Floor Shower Room

6' 3" x 4' 7" (1.90m x 1.40m)

## First Floor

## Bedroom One

13' 11" x 10' 5" (4.24m x 3.17m)

## En-suite

8' 9" x 3' 2" (2.66m x 0.96m)

## Bedroom Two

13' 1" x 11' 3" (3.98m x 3.43m)

## Bedroom Three

13' 1" x 8' 8" (3.98m x 2.64m)

## Family Bathroom

8' 4" x 6' 0" (2.54m x 1.83m)

## Double Garage

22' 10" x 21' 1" (6.95m x 6.42m)

## Workshop

15' 7" x 9' 0" (4.75m x 2.74m)

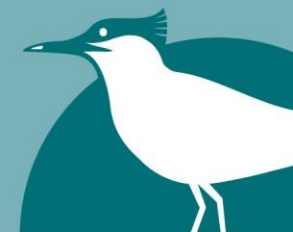
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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