



Grace Cottage Hoad Road
Swingfield, Dover, CT15 7HS
£585,000

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Grace Cottage

Hoad Road, Swingfield, Dover

A charming and picturesque detached cottage, set within extensive landscaped gardens. Positioned in a rural and private location, with superb garage and workshop

Situation

This delightful property is in an excellent rural location with stunning views to the open countryside with a wealth of walks and bridle paths immediately available. 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 and dentist surgery, pharmacists, sports 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 into Europe.

The Property

Grace Cottage is an exceptional and beautifully presented family home, meticulously updated and enhanced to create a perfect blend of charm and modern comfort.

Upon entering, you are welcomed by a wide hallway that leads to a delightful sitting room which opens seamlessly into a large conservatory, offering panoramic views over the colourful gardens. To the front, a separate dining room enjoys views over the well-kept front garden, while a ground floor bedroom lends itself also to an office or study. The well-equipped modern designed kitchen/breakfast room is ideal for everyday living, complemented by a generous utility room, perfectly suited to a country lifestyle.

Upstairs is a good size landing that can be used as a study area or a cosy snug, from here the three well-proportioned bedrooms can be found with the master bedroom having a useful walk-in dressing

room plus a full bathroom suite, creating its own private retreat.

Grace Cottage is well positioned in a semi-rural location, where you can simply move in, relax, and enjoy the idyllic location and outstanding views.

Outside

The property is set within extensive and beautifully landscaped gardens, offering a wonderful sense of space and privacy. A rich variety of mature plants, shrubs, and trees provides vibrant seasonal colour throughout the year, with rolling lawns gently weaving between the established borders. A useful garden shed offers space and storage for outdoor equipment etc.

To the front, an open-plan lawn is framed by attractive, well-stocked borders, creating a welcoming first impression. To the side of the property, a generous parking area provides ample space for multiple vehicles.

A particular highlight is the double garage, which features a superb workshop to the rear, complete with a mezzanine storage area above, this is an ideal setup for hobbyists or those in need of practical space. Subject to the usual planning consents, this area could also offer excellent potential for conversion to an annexe or home office.

Services

Mains water and electricity connected. Private drainage, underground LPG tank.

Local Authority

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



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



Total Approximate Area = 1562 sq ft / 145.1 sq m
 Garage = 665 sq ft / 61.7 sq m
 Total = 2227 sq ft / 206.8 sq m
 For identification only - Not to scale



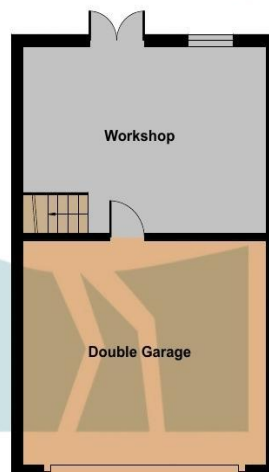
FIRST FLOOR
 Approx. 544 SQFT (INTERNAL)



GROUND FLOOR
 Approx. 1018 SQFT (INTERNAL)



GARAGE FIRST FLOOR
 Approx. 172 SQFT (INTERNAL)



GARAGE GROUND FLOOR
 Approx. 493 SQFT (INTERNAL)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Reception Hall

Kitchen/Breakfast Room

14' 7" x 12' 8" (4.44m x 3.86m)

Sitting Room

16' 4" x 12' 8" (4.97m x 3.86m)

Dining Room

10' 10" x 10' 8" (3.30m x 3.25m)

Conservatory

13' 0" x 10' 10" (3.96m x 3.30m)

Utility Room

10' 11" x 9' 0" (3.32m x 2.74m)

Bedroom Four / Study

10' 9" x 6' 9" (3.27m x 2.06m)

First Floor Landing/Snug

Master Bedroom

10' 10" x 10' 7" (3.30m x 3.22m)

En Suite

7' 6" x 4' 10" (2.28m x 1.47m)

Dressing Room

6' 7" x 5' 8" (2.01m x 1.73m)

Bedroom Two

10' 9" x 8' 6" (3.27m x 2.59m)

Bedroom Three

10' 10" x 8' 4" (3.30m x 2.54m)

Double Garage

17' 5" x 15' 2" (5.30m x 4.62m)

Workshop

17' 5" x 12' 8" (5.30m x 3.86m) + 172 SQFT storage above



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1333197

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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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