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**Sutton Road, West Langdon, Dover, CT15 5HN**

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# Sutton Road

West Langdon, Dover, CT15 5HN

**Guide Price £850,000**

**Freehold**

Nestled within an impressive 1.86-acre (approx.) plot, this rarely available family home offers 2020 square feet (approx.) of accommodation, multiple garages & outbuildings and finally, an adjoining paddock with the potential for equestrian use.

Commencing on the ground floor, the property comprises a brick-built porch with glass surrounds, leading to the entrance hall and lavatory. The dining room at the centre of the house grants access to a home office, large reception room with sliding doors onto the patio and a generous kitchen/ breakfast room adjoining to the rear conservatory with panoramic views of the magnificent gardens.

The first floor consists of a three-piece shower room with storage cupboard, two front-facing bedrooms with raised bay windows, a further two bedrooms with built-in wardrobes and finally, a large principal bedroom with dual aspect windows.

Externally this superb property offers a private, gated driveway with parking for multiple vehicles and a variety of brick-built outbuildings including a double garage with workshop/ store, tandem-style garage, and further double garage with an inspection pit as well as separate road access.

Boasting a generous 1.86-acre (approx.) plot, this unique family home offers lavish surrounding gardens in addition to an adjoining paddock, with treeline boundaries and gated road access making this property ideal for equestrian use.





**Ground Floor**

Entrance Hall  
WC  
Study  
Dining Room  
Reception Room  
Kitchen/ Breakfast Room  
Conservatory

**First Floor**

Shower Room  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bedroom 5

**External**

Double Garage  
Tandem Garage  
Double Garage/ Workshop  
Store  
1.86-Acre plot (Approx.)

**Services:** (Mains) Water & electricity. (Private) LPG fuel source & shared drainage.

**Council Tax:** Band F (Dover District Council)

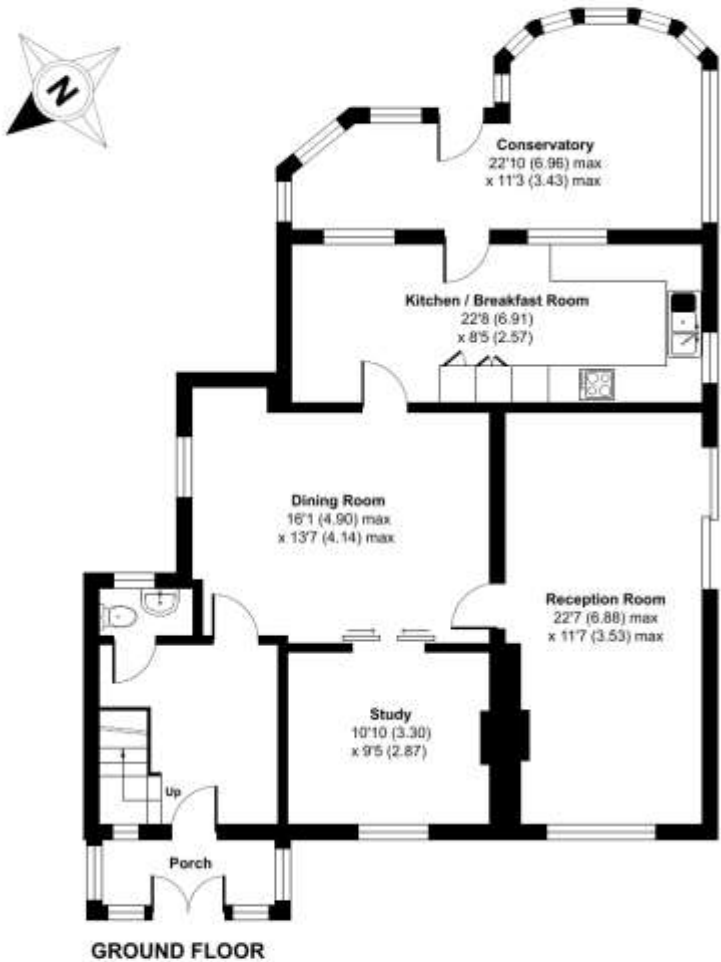
**Energy rating:** Current 50 | E. Potential 76 | C.

**Overage:** An 'overage' applies to the sale of registered land title (K273419) - Further information available on request.

**Viewing by appointment only:** Finn's Sandwich  
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichacorn 2023. Produced for Finns. REF: 1025797

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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