



6 Eversley Park
Sandgate | Folkestone | Kent | CT20 3FE

FINE & COUNTRY

Step inside

6 Eversley Park

Eversley Park is a quiet and peaceful private gated cul-de-sac incorporating an enclave of some elegant and luxury houses, such as this delightful family home. It backs onto school playing fields and is only a short walk to Folkestone West station where the fast trains can whisk you to St. Pancras in 50 minutes. The property was built about 10 years ago and has an integral double garage and an off road parking area that leads to the front door.

The first thing you notice as you walk into the spacious entrance hall is how light and bright the property is with a plethora of windows providing plenty of natural light including a large window halfway up the stairs. The hall has lovely limestone style porcelain floor tiling with underfloor heating that flows through the ground floor and oak and glass French doors to the fabulous open plan family space with sash windows, skylights, French doors and two sets of bi-fold doors to the garden. There is a good sized dining area while the living area has a log burner as a focal point and is surrounded by the bi-fold doors on two sides. The large kitchen/diner was designed by Roma Interiors of Ashford and incorporates plenty of pale grey Shaker style units with quartz worktops. These house a pair of built in hide and slide ovens, an inset six ring gas hob, a bin cupboard, a full height integrated larder fridge and matching freezer and a sink with a Quooker hot tap while the vast central island/breakfast bar that includes an integrated dishwasher. There is an adjacent fitted utility room with a double sink and laundry facilities as well as a modern cloakroom and the charming lounge that has a coved ceiling, a large bay window and a multi-fuel burner you can cosy up to on a cold winter's evening.

Off the large galleried landing is a contemporary family bathroom with a very large and deep bath, a double shower and a vanity basin as well as four double bedrooms. These include a dual aspect fourth bedroom, currently in use as an office, another with fitted cupboards as well as the dual aspect first bedroom with wide windows overlooking the playing fields, a wall of fitted wardrobes and an en suite with a double shower and a double vanity basin. Accessed via a small corridor with fitted cupboards, the second bedroom is very charming with a partially vaulted ceiling and delightful views as far as the North Downs.

The south facing and easy to manage garden wraps around half of the house and is surrounded by solid wood fencing bordered by trees and shrubs. There is a large lawn and a private and secluded area that could always be a spot for a hot tub as well as a hard-wearing composite decked terrace that is guaranteed for 15 years.







Seller Insight

“ I bought this house from new and was fortunate enough to be able to select my own kitchen, flooring and other fixtures and fittings that make it unique. It was the location that initially appealed to me as it was in a quiet, secure and safe environment with easy access to the station. It is also within walking distance of the girls' and boys' grammar schools that are both rated Outstanding by Ofsted as well as the good Sandgate Primary school. There are also two primary schools in the town that are rated Outstanding by Ofsted and excellent private schools in Ashford, Dover and Canterbury. We are not far from the M20 for easy access to London and Dover and only a few minutes from the Channel Tunnel for trips to the Continent.

Folkestone is a delightful seaside town with its plethora of restaurants, individual shops and businesses, including those in the Creative Quarter. There is also the famous Leas where you can walk along the vast green space at the top of the cliff, overlooking the sea across to France or stroll down to the beach and the award winning Lower Leas Coastal Park. There is also the rejuvenated Harbour Arm with its events, food stalls, champagne bar and artworks surrounding the harbour. For sporting enthusiasts there is the Folkestone Sports Club as well as the rugby, football, cricket, bowls and hockey clubs while golfing aficionados can play at the Henry Cotton designed Sene Valley or Etchinghill golf courses.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel Information

By Road:
 Folkestone West Station 0.5 miles
 Channel Tunnel 4.1 miles
 Ashford International 14.3 miles
 Dover Docks 10.8 miles
 Canterbury 19.3 miles
 Gatwick Airport 73.2 miles
 Charing Cross 74.4 miles

By Train from Folkestone West:
 High-Speed St. Pancras 52 mins
 Charing Cross 1hr 30mins
 Victoria 1hr 18 mins
 Ashford International 14 mins

Leisure Clubs & Facilities

Three Hills Sports Club 01303 846020
 Folkestone Invicta Football Club 01303 221819
 Etchinghill Golf Club 01303 862929
 Folkestone Rugby Club 01303 316005
 Sene Valley Golf Club 01303 268513
 Folkestone Bowls Club 01303 210023

Healthcare

Whitehouse Surgery 01303 275434
 Sandgate Road Surgery 01303 851241
 Manor Road Surgery 01303 851122
 Harbour Medical Practice 01303 330707
 William Harvey Hospital 01233 633331
 Royal Victoria Hospital 01303 850202

Education

Primary Schools:

Sandgate Primary 01303 257280
 St Eanswythe's Primary 01303 255516
 St Martin's Primary 01303 238888
 Dover College Junior 01304 205969
 Ashford School (Prep) 01233 625171

Secondary Schools:

Harvey Grammar for Boys 01303 252131
 Folkestone School for Girls 01303 251125
 Dover Girls Grammar 01304 242400
 Dover Boys Grammar 01304 206117
 Dover College 01304 205969
 Ashford School 01233 625171

Entertainment

Marlowe Theatre, Canterbury 01227 787787
 Leas Cliff Hall 01303 228600
 The London and Paris
 Rocksalt 01303 212070
 Hotel Imperial 01303 267441

Local Attractions/Landmarks

Hawkinge Battle of Britain Museum
 Caesar's Camp
 Port Lympne Animal Park
 Dover and Deal castles
 Secret War Tunnels
 Canterbury Cathedral
 Hythe Miniature Railway
 The Leas
 Folkestone Creative Quarter

Ground Floor
Approx. 146.9 sq. metres (1581.0 sq. feet)



First Floor
Approx. 96.8 sq. metres (1042.1 sq. feet)



GROUND FLOOR

- Hallway
- Lounge 20'5 into bay x 12'11 (6.23m x 3.94m)
- Cloakroom
- Kitchen/Diner 28'4 x 16'6 (8.64m x 5.03m)
- Living Area 14'8 x 13'3 (4.47m x 4.04m)
- Utility Room 9'8 x 9'4 (2.95m x 2.85m)

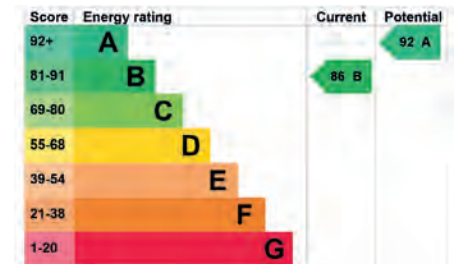
FIRST FLOOR

- Landing
- Bedroom 1 17'6 x 11'1 up to fitted wardrobes (5.34m x 3.38m)
- En Suite Shower Room 11'0 x 6'11 (3.36m x 2.11m)
- Family Bathroom 8'3 x 7'10 (2.52m x 2.39m)
- Bedroom 2 14'11 x 13'11 (4.55m x 4.24m)
- Bedroom 3 9'11 x 9'2 (3.02m x 2.80m)
- Dressing Area
- Bedroom 4/Study 12'2 x 8'4 (3.71m x 2.54m)

OUTSIDE

- Rear Garden
- Front Garden
- Driveway
- Double Garage 20'0 maximum x 16'9 (6.10m x 5.11m)

£895,000
Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 18.06.2024





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