



2 Old Park Avenue
Dover | Kent | CT16 2DY

FINE & COUNTRY

Step inside

2 Old Park Avenue

High on a hill in a delightful area of Dover you will find this charming detached Edwardian family home set in the midst of 0.4472 of an acre of grounds. It is approached via impressive flint pillars and a pair of wrought iron gates flanked by a flint wall leading to a driveway, the double garage and a charming front garden with a lawn, shrub borders and mature trees. There are also a pair of gates that lead through to a large inner block paved drive so there is plenty of space for off road parking.

The house has great external appeal with its chimneystacks, roof lines with black and white eaves, barge boards and finial as well as bay and multi-pane sash windows, a balcony and the period front door. Crossing the threshold you are immediately aware of the wonderful period features within the property that also provide such a special character. These include high ceilings, picture and dado rails, coved ceilings with ceiling roses, high skirtings, wood doors and original fireplaces. At the same time, everything has been sensitively updated to provide modern day facilities.

The porch includes black and white tiled flooring and a wonderful stained glass inner front door with stained glass side panels and skylight. This opens into the hall with its archway and ornate coving, original oak staircase and delightful Travertine flooring that flows throughout most of the ground floor. Just inside the front door is the charming study that has a bay window and a tiled fireplace with the original wood surround. This is ideal for anyone working from home as it provides easy access for business visitors.

The elegant dual aspect lounge has all the wonderful features you would expect from a property of this age and includes a tiled period fireplace with a wood surround and French doors to the garden. While any guest would be delighted to sit down to a meal in the

gorgeous dining room that also includes a bay window and an original tiled fireplace as well as access to the impressive conservatory. This has a tall vaulted roof, Amtico flooring, full height windows and French doors on two sides and provides an ideal additional seating and dining area.

If you enjoy catering you will find everything you need in the modern kitchen with its range cooker, attractive shaker style units with black granite worktops housing a dishwasher and fridge with access to the sociable family room. There is also a door to the adjacent utility with laundry facilities and a fridge freezer as well as access to a shower room and a back door to the garden. A corridor leads to storage facilities and ladder access to a useful playroom.

On the half landing there is a charming arch shaped leaded light window providing plenty of natural light, while off the wide galleried landing you will find the family bathroom with fitted cupboards and a vanity basin and a separate cloakroom. There is access to four good sized double bedrooms all with fitted cupboards and delightful views over the garden and beyond, including one with a lovely bay window and another with a small balcony.

Outside there are plenty of surprises including a Jacuzzi and steam room, a separate building with dual aspect and French doors, lighting and electrics that could be an outdoor office/studio or bar/games room as well as a koi carp pond and a storage shed. There is also a terrace area and lawns that wraparound much of the property, bordered by shrub beds and interspersed with mature trees.

Planning permission was accepted for the erection of a separate property and while the planning application has recently lapsed, it could possibly be reinstated subject to the necessary application.







Seller Insight

“ We have really enjoyed living here for the past 20 years . It was the position, the large rooms and garden that initially appealed to us as well as the wonderful character features which we have been delighted to retain while also updating the property. However we feel it is time to downsize and let another family enjoy everything about this lovely home.

Transport links are very convenient with access to the A2 and A20, while the high speed train from Dover Priory to London takes just over an hour and the ferry is nearby for trips to the Continent and the Channel Tunnel is easily accessible.

The area has a lot to offer, with excellent primary, grammar and private schools in Dover as well as in the historic city of Canterbury. Motoring enthusiasts can enjoy racing at Lydden and sailors can join the Royal Cinque Ports Yacht Club and use the marina, while golfers have a variety of choices from the Walmer and Kingsdown Golf Club to the Championship courses at Sandwich and Deal. Dover has a new shopping centre and there are a number of local hotels, restaurants and pubs in the vicinity.

If you enjoy a walk with the dog the area around River is delightful and comes with the accolade of being an area of Outstanding Natural Beauty. Kearsney Abbey Park is not far while Russell Gardens along the Alkham Valley is charming, if you want to go slightly further afield. The wildlife is second to none with a wide variety of birds alighting on the ornamental lakes. There are also delightful walks along the Saxon and North Downs ways and cyclists can join the National Cycle Network while a variety of other sporting activities are available including sailing, swimming, fishing and rowing as well as football with Dover Athletic National League football club.”*

* 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

By Road:	
Dover Priory Station	2.1 miles
Dover Docks	3.1 miles
Channel Tunnel	11.1 miles
Canterbury	16.8 miles
Charing Cross	76.2 miles
Gatwick	77.9 miles

By Train from Dover Priory	
St. Pancras	1hr 4 mins
Canterbury East	16 mins
Charing Cross	1hr 42 mins
Victoria	1hr 30 mins
Ashford International	26 mins

Leisure Clubs & Facilities

Dover Sea Sports Centre	01304 212880
Dover Rugby and Cricket Club	01304 210296
River Bowling Club	01304 823373
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118

Healthcare

The Abbey Practice	01304 821182
Dr. Chaudhuri	01304 206463
Dover Medical Practice	01304 865555
Buckland Hospital	01304 222510

Education

Primary Schools:	
Green Park Community Primary	01304 822663
River Primary School	01304 822516
Temple Ewell C. of E. Primary	01304 822665
Dover College Junior	01304 205969

Secondary Schools:	
Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Dover College	01304 205969
Duke of York's Royal Military School	01304 245024

Entertainment

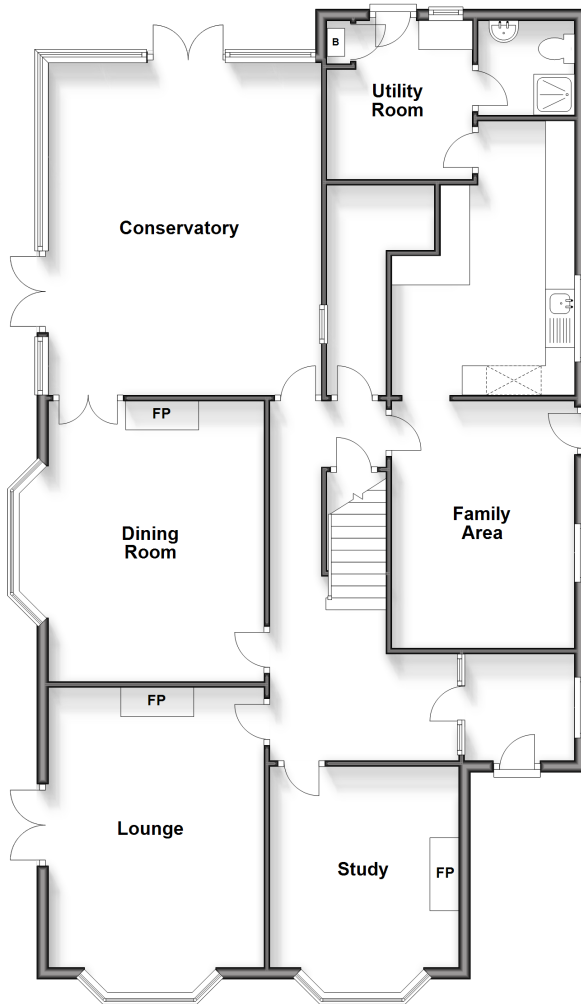
Cullins Yard	01304 211666
Il Rustico	01304 211110
Chef de Mumbai	01304 204043
The Marquis of Granby	01304 873410
The Smugglers	01304 853404
Best Western Hotel	01304 203633

Local Attractions / Landmarks

Crabble Corn Mill
Kearsney Abbey
Russell Gardens
The White Cliffs of Dover and Samphire Hoe
Dover, Walmer and Deal Castles
Knight's Templar Church, Dover
Dover Museum
Lydden Temple Ewell Nature Reserve
Lydden Motor Racing Circuit

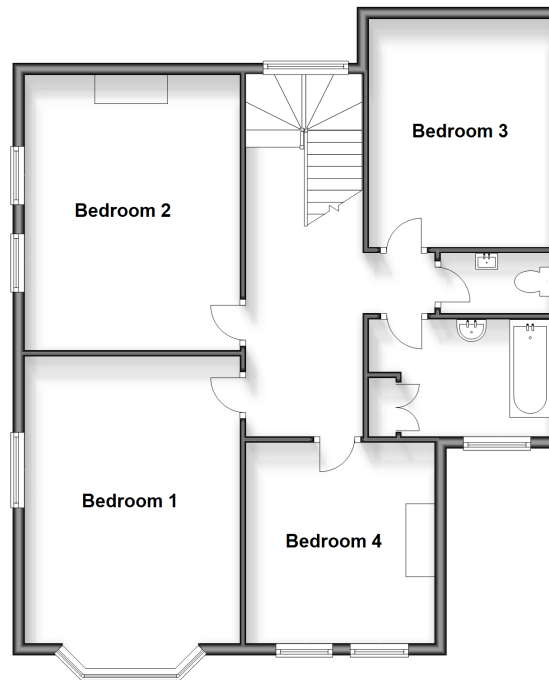
Ground Floor

Approx. 137.3 sq. metres (1477.5 sq. feet)



First Floor

Approx. 84.5 sq. metres (909.2 sq. feet)



GROUND FLOOR

Porch	
Hall	
Study	13'9 x 10'4 (4.19m x 3.15m)
Lounge	15'8 x 12'2 (4.78m x 3.71m)
Dining Room	15'8 x 14'10 (4.78m x 4.52m)
Conservatory	19'1 x 15'9 (5.82m x 4.80m)
Utility Room	9'1 x 8'0 (2.77m x 2.44m)
Shower Room	
Kitchen	15'5 x 10'5 (4.70m x 3.18m)
Family Area	14'1 x 10'3 (4.30m x 3.13m)

FIRST FLOOR

Landing	
Bedroom 2	14'6 x 12'6 (4.42m x 3.81m)
Bedroom 3	12'6 x 10'4 (3.81m x 3.15m)
Separate Cloakroom	
Bathroom	
Bedroom 4	10'1 x 9'3 (3.08m x 2.82m)
Bedroom 1	18'3 x 12'2 (5.57m x 3.71m)

OUTSIDE

Rear Garden
Side Garden
Front Garden
Gated Driveway
Double Garage

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

Council Tax Band: G
Tenure: Freehold

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