



St. Ives, New Road
Eythorne | Dover | Kent | CT15 4DF

FINE & COUNTRY



Step inside

St. Ives, New Road

Near the end of a private road just off Eythorne village centre and backing onto countryside is this fascinating and unique extended five bedroom property. It includes a self-contained annex so is ideal as a multi-generational home. There is a vast driveway, where you could park a dozen cars, bordered by a lawn and a fence surrounding the annex courtyard.

Steps lead up to the contemporary front door that opens into a hallway with engineering oak flooring that flows through much of the property. It has fitted cupboards, a door and stairs to the basement and access to the principal bedroom suite. This lovely room has a high vaulted ceiling, ladder access to a balustraded mezzanine area, a door to a Juliette balcony, that provides delightful views over the garden and the countryside beyond, as well as a spacious walk-in fitted dressing room and a contemporary en suite bathroom with a bath and separate wet-room-style shower.

There is also a utility room with stand-alone appliances and the inner hallway with storage facilities leads to the 'heart of the home' – the stunning light and bright open plan family space. This includes a superb dual aspect vaulted ceiling kitchen/breakfast/living room with painted cross beams, engineered oak flooring, three bi-fold doors to the wraparound decked terrace and a two-way log burner in the seating area that also heats to the adjacent sitting room. The kitchen includes plenty of attractive flat fronted cream units with solid wood worktops housing an induction hob, two fan ovens, a combi microwave, an integral dishwasher and drinks fridge with space for an American style fridge freezer. A pair of doors open directly into the superb dining room with tiled flooring where you can happily entertain numerous guests. To continue the free flowing feel there are double doors into the charming sitting room that also benefits from the log burner and has French doors to the decked terrace with its glass and wood balustrade.

A fun modern family bathroom includes fascinating floor tiles and underfloor heating, a charming square ended bath with a shower over and inset shelving. There are three further double bedrooms in the main house including a guest room with fitted cupboards and bedroom furniture as well as an en suite shower and a feature brick wall. Another bedroom has an industrial feel with an industrial style bed, hanging space and upper cupboards while the fourth bedroom includes a modern vanity basin, cabinets and fitted shelving. There is a large room on the lower ground floor with external windows overlooking the garden that would make an excellent office for anyone working from home who needs a little privacy or could be a gym, games room and/or bar.

A door that can be locked leads to the delightful annex that also has independent external access via the courtyard. It includes a cloakroom with laundry facilities and a spacious, dual aspect open plan living area with ladder access to a balustraded mezzanine area, a door to the courtyard and an excellent kitchen. This features shaker style units housing an induction hob, built in oven, integrated dishwasher and space for a fridge freezer and a microwave or warming drawer. There is a double bedroom and an en suite wet room. While the private courtyard leads to a separate parking area.

The wraparound terrace provides plenty of space to sit and admire the views and has steps down to the easy-to-maintain garden that includes a substantial garden shed with power and lighting, a chicken shed and a built in pizza oven as well as a large well-manicured lawn courtesy of a robotic mower that potters around the garden when needed.





Seller Insight

“ We have thoroughly enjoyed extended and modernising this unusual property to become not only a wonderful family home but somewhere our parents could also have an independent and pleasant lifestyle. Sadly, for health reasons we must move but we hope that new owners will love this special place. It is in an ideal location as it is very quiet and safe for children and animals as there is little traffic. We have a very friendly community with everyone looking out for each other and the village includes a convenience store and post office as well as a primary school rated Outstanding by Ofsted and the family-run Crown Inn. There is also the East Kent Railway station with heritage trains that take you on the four mile round trip via Shepherdswell and plenty of places to go for country walks or to cycle and ride.

The location is very convenient as we are not far from Canterbury, Dover and Sandwich where you will find excellent grammar and private secondary schools, historic buildings, high street stores and independent shops as well as a wide range of restaurants, pubs and sports facilities including the championship golf courses at Sandwich. We are near the sea and beaches, with the White Cliffs of Dover only a ten minute drive, while nearby Shepherdswell station includes trains to London and the Kent coast and the high speed trains from Dover Priory will whisk you to St Pancras in just over an hour. If you want a trip to the Continent, as well as a ferry from Dover, there is also easy access to the Channel Tunnel.”*

* 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	
Shepherdswell Station	2.5 miles
Dover Docks	10.3 miles
Sandwich	7.3 miles
Canterbury	12.8 miles
Channel Tunnel	15.1 miles
Gatwick	77.4 miles
Charing Cross	75.7 miles

By Train from Folkestone	
St Pancras	54 mins

By Train from Shepherdswell:	
Dover Priory	0.9 mins
Canterbury East	18 mins
Victoria	1hr 52 mins
Charing Cross	2hrs 15 mins

By Train from Dover Priory	
High-Speed St. Pancras	1hr 6 mins
Charing Cross	1hr 44 mins
Victoria	1hr 32 mins

Leisure Clubs & Facilities

Spartans Football Club	
Shepherdswell Cricket Club	
Walmer and Kingsdown Golf Club	
Broome Park Golf Club	
Dover Leisure Centre	
Dover Athletic FC	

Healthcare

Whitecliff Medical Centre	01304 830846
Whitefield Surgery	01304 820756
Kent and Canterbury Hospital	01227 766877
Buckland Hospital	01304 222510

Education

Primary Schools:	
Eythorne and Elvington Primary	01304 830376
Sibertswold Sheperdswell Primary School	01304 830312
Whitfield Aspen School	01304 821526
Dover College (Junior)	01304 205969
Northbourne Park School	01304 611215

Secondary Schools:

Dover Grammar (Boys)	01304 206117
Dover Grammar (Girls)	01304 206625
Simon Langton Grammar (Boys)	01227 463567

Simon Langton Grammar (Girls)	01227 463711
St. Edmund's Catholic School	01304 201551
Sir Roger Manwood's, Sandwich	01304 613286
King's School, Canterbury	01227 595501
Dover College	01304 852639

Entertainment

The Crown	01304 830286
The Bell Shepherdswell	01304 830661
Kearsney Abbey Tea Room	01304 829046
The Marquis of Granby	01304 873410
The Smugglers	01304 853404
Best Western Hotel	01304 203633

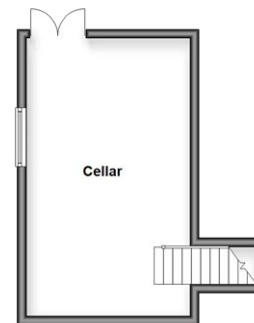
Local Attractions / Landmarks

East Kent Railway	
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. 243.0 sq. metres (2616.1 sq. feet)



Basement
Approx. 23.7 sq. metres (254.6 sq. feet)



Council Tax Band Main Property : F
Council Tax Band Annexe : B
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

Hallway	
Principal Bedroom	14'5 x 12'8 (4.40m x 3.86m)
En-suite Bathroom	
Dressing Room	7'9 x 6'5 (2.36m x 1.96m)
Utility Room	
Inner Hall	
Kitchen/Breakfast/Living Room	36'8 x 11'4 (11.18m x 3.46m)
Sitting Room	19'2 x 11'1 (5.85m x 3.38m)
Dining Room	19'2 x 11'1 (5.85m x 3.38m)

Bedroom 2	16'0 x 11'5 (4.88m x 3.48m)
En-suite Shower Room	
Bedroom 3	13'4 x 12'0 (4.07m x 3.66m)
Bedroom 4	13'5 x 9'4
Shower Room	
Annexe Lounge/Diner	25'7 x 9'9 (7.80m x 2.85m)
Annexe Kitchen	9'9 x 9'0 (2.97m x 2.75m)
Annexe Bedroom	12'9 x 9'8 (3.89m x 2.95m)
Annexe En Suite Shower Room	

BASEMENT

Cellar	20'4 x 12'4 (6.20m x 3.76m)
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OUTSIDE

Rear Garden
Front Garden
Driveway

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