



Sunnybank
Guston Road | East Langdon | Dover | Kent | CT15 5JE

 FINE & COUNTRY



Step inside

Sunnybank

Surrounded by countryside on the edge of the charming hamlet of East Langdon, you will find this delightful extended chalet bungalow. Nestling in 0.31 of an acre of grounds it sits in an elevated position set back from the lane and accessed via a driveway leading to a spacious parking area flanked by large lawns.

The front door opens into a useful porch and leads to an L shaped corridor style hallway with wood effect flooring that flows through much of the property. It provides access to all the ground floor accommodation including the hub of the household – the fantastic triple aspect kitchen/dining/sitting room. This is the real ‘star of the show’ and features a high vaulted ceiling, French doors to the rear terrace and a stunning kitchen with a Stoves range cooker, a plethora of sophisticated blue shaker style units with granite worktops housing a full height larder fridge and matching freezer, a pull out larder, dishwasher and wine fridge. There is also a large central island/breakfast bar with pop up sockets and bespoke lighting.

For a quiet and peaceful atmosphere there is a separate charming and spacious dual aspect sitting room with glazed doors to an impressive and well-proportioned conservatory where you can sit and admire the far reaching views over the adjacent farmland. A good sized dual aspect bedroom adjacent has a log burning stove with an impressive log store providing a cosy atmosphere and a large bay window overlooking the front garden and the driveway. This flexible accommodation could also be an additional reception room or a delightful office for anyone working from home as it provides easy access for business visitors.

This floor also includes a newly installed utility room with laundry facilities, a large family bathroom with a double Mira shower, separate bath, a store cupboard and a vanity basin as well as two double bedrooms including the main. This light and bright room has a large bay window and a very smart contemporary ensuite bathroom that also has a vanity basin and a Mira digital shower over the bath. Upstairs there are two double bedrooms with vaulted ceilings including one with dual aspect and an adjacent cloakroom while the other features an ensuite bathroom.

The property enjoys sunshine all day and outside there is a lawn with newly laid turf and a recently planted laurel hedge backing onto farmland as well as a number of large, raised vegetable beds and a seating area. There is also a workshop with lighting, electrics and heating as well as an excellent garden room outbuilding currently in use as a cinema with triple bifold doors, electric heating, inset ceiling lights and space with a chimney for a pizza oven. While this room makes an excellent leisure facility it could also be an office for anyone who wants to work from home but undisturbed by activities in the house.





Seller Insight

“ We moved here with our extended family about five years ago and it was the kitchen area that really sold it to us. We also enjoyed the countryside views and the garden where we could grow plenty of fresh fruit and vegetables. However our needs have now changed and we hope another family will love the house and take great pleasure in the delightful surroundings.

Although we are in the country, we are only a mile from Martin Mill station where the high speed train will whisk you to St Pancras in an hour and 15 minutes and it is not far to the A2 for Whitfield where you will find a variety of supermarkets and retail outlets as well as access to Dover, Canterbury and London. There are two excellent pub/restaurants within about a mile of our home and delightful places to go for walks.

East Langdon includes a cricket club and a good primary school while another primary school is available in Guston with excellent grammar and private schools in Dover and Canterbury. Additional sports facilities are available in the nearby towns including the Dover Leisure Centre, the Walmer and Kingsdown Golf Club and the championship golf courses in Sandwich. There is also Dover Athletic Football Club, Dover Sea Sports Centre and the Cinque Ports Yacht club as well as rugby and bowls clubs, while motor racing enthusiasts can enjoy regular meets at the Lydden circuit. Dover also includes a variety of high street stores and independent shops as well as some excellent eateries and the ferry port for trips to the Continent.”*

* 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:	
Martin Mill Station	1.1 miles
Whitfield	3.1 miles
Dover	3.2 miles
Channel Tunnel	14.3 miles
Canterbury	16.0 miles
Charing Cross	78.4 miles
Gatwick	81.8 miles

By Train from Martin Mill	
St Pancras	hr 15 mins
Dover Priory	8 mins
Canterbury	49 mins
Charing Cross	1hr 53 mins
Victoria	1hr 41 mins
Ashford International	35 mins

Leisure Clubs & Facilities

Dover Sea Sports Centre	01304 212880
Cinque Ports Yacht Club	01304 206262
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
Prince's Golf Club

Healthcare
The Abbey Practice
White Cliffs Medical Centre
Dover Medical Practice
Buckland Hospital

Education

Primary Schools:
East Langdon Primary
Guston Primary
Dover College Junior

Secondary Schools:
Dover Grammar School for Boys
Dover Grammar School for Girls
Dover College
Duke of York's Military School

Entertainment

Cineworld Dover
The Lantern
The Chance Inn

01304 613090
01304 611118

01304 821182
01304 201705
01304 865555
01304 222510

01304 852600
01304 206847
01304 205969

01304 206117
01304 206625
01304 205969
01304 245024

0333 003 3444
01304 852276
01304 206162

Marco Pierre White's Chophouse 01304 203633
Cullins Yard 01304 211666
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
Knights' Templar Church, Dover
Dover Museum
Lydden Temple Ewell Nature Reserve
Lydden Motor Racing Circuit

Ground Floor
Approx. 209.6 sq. metres (2296.0 sq. feet)



GROUND FLOOR

Porch	
Hallway	
Bedroom 4	17'11 x 12'5 (5.46m x 3.79m)
Living Room	22'0 x 15'11 (6.71m x 4.85m)
Conservatory	15'8 x 13'8 (4.78m x 4.17m)
Bedroom 1	13'11 x 13'11 (4.24m x 4.24m)
En Suite Bathroom	8'7 x 5'7 (2.62m x 1.70m)
Bedroom 5	11'0 x 9'1 (3.36m x 2.77m)
Family Bathroom	10'5 x 8'9 (3.18m x 2.67m)
Utility Room	8'11 x 8'7 (2.72m x 2.62m)
Kitchen/Dining/Sitting Room	30'4 x 19'7 (9.25m x 5.97m)

FIRST FLOOR

Landing	
Bedroom 3	18'1 x 15'4 (5.52m x 4.68m)
Toilet	
Bedroom 2	22'4 x 14'7 maximum (6.81m x 4.45m)
En Suite Bathroom	6'3 x 5'9 (1.91m x 1.75m)

OUTBUILDING

Garden Room	22'3 x 15'8 (6.79m x 4.78m)
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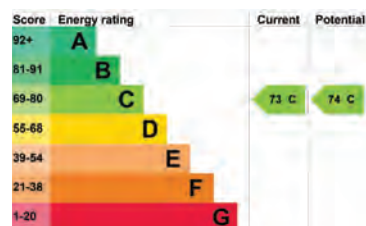
OUTSIDE

Wraparound Garden
Driveway
Greenhouse
Workshop

First Floor
Approx. 80.6 sq. metres (867.2 sq. feet)



Council Tax Band: E
Tenure: Freehold



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