



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  
Cullins Yard  
Best Western Hotel

## 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

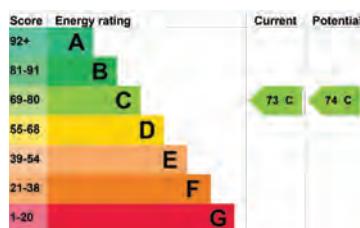
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## GROUND FLOOR

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

Council Tax Band: E  
Tenure: Freehold



## FIRST FLOOR

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

## OUTBUILDING

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

Wraparound Garden	
Driveway	
Greenhouse	
Workshop	

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 © 2026 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 23.11.2026

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