



The Oak, Forge Lane
Whitfield, Dover, CT16 3LA
£399,000

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The Oak

Forge Lane, Whitfield, Dover

An immaculate detached family home, offering well-proportioned accommodation, on the edge of Whitfield village.

Situation

Forge Lane is a quiet leafy side road on the edge of Whitfield village and yet conveniently positioned for local amenities which include a range of shops, post office and public houses, along with primary and secondary schooling. A selection of superstores are nearby and a regular bus service provides access to the larger centre of Dover. This seaside town is dominated by views of Dover Castle and the White Cliffs, whilst also offering a stylish marina, beach and promenade as well as a busy working Port. Whitfield has benefitted from the Eastry by-pass, giving quick access to Sandwich, and has excellent links with the A2 connecting to the Cathedral City of Canterbury. Rail services include a local station at Kearsney whilst Dover and Martin Mill connect to mainline services including the Javelin High Speed link to London St Pancras.

room whilst a luxurious family bathroom services a further two double bedrooms.

Outside

Sitting centrally within its triangular plot The Oak benefits from useable outside space to all four elevations, whilst panelled fencing and established hedging create an element of privacy and seclusion. To front is a good sized block paved driveway providing ample off road parking whilst a lawned garden wraps around the property, edged with raised beds. There is also a timber garden shed to remain.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: B

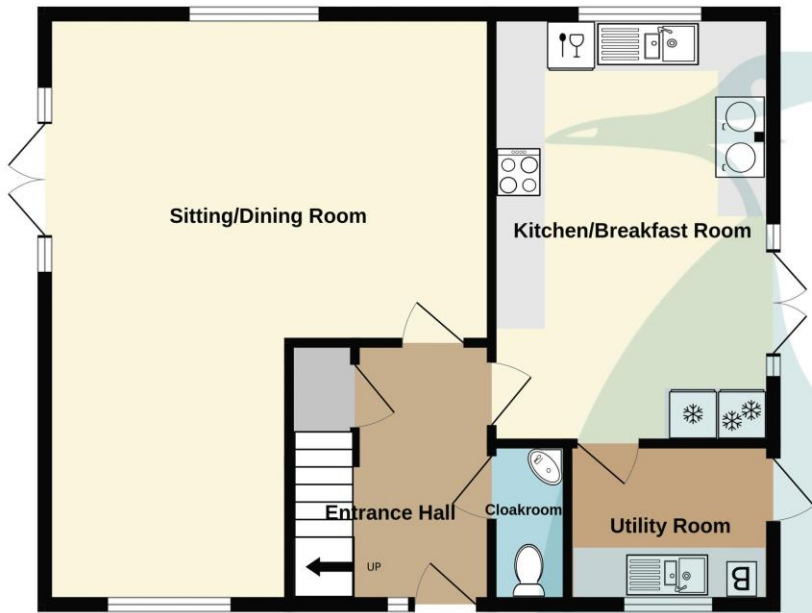
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

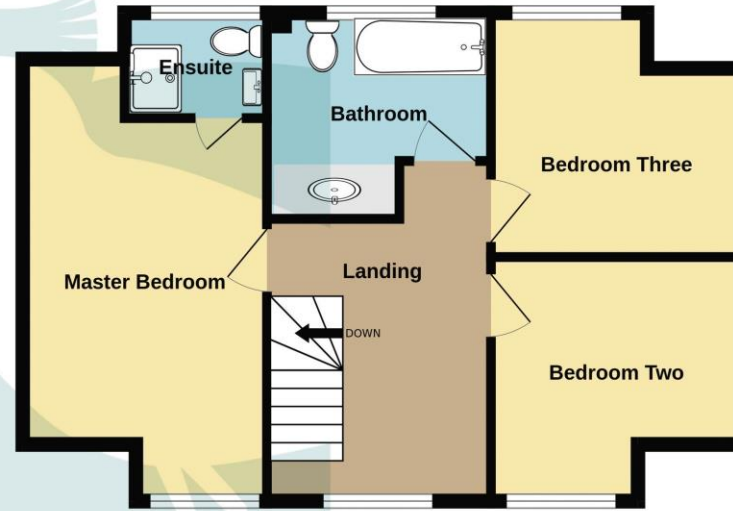


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
699 sq.ft. (64.9 sq.m.) approx.



First floor
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hall
10' 0" x 7' 9" (3.05m x 2.36m)

Cloakroom
6' 0" x 3' 1" (1.83m x 0.94m)

Sitting/Dining Room
23' 6" x 18' 9" (7.16m x 5.71m) reducing to 10'0 (3.05m)

Kitchen/Breakfast Room
17' 1" x 11' 6" (5.20m x 3.50m)

Utility Room
8' 0" x 6' 0" (2.44m x 1.83m)

First Floor

Landing
11' 3" x 9' 2" (3.43m x 2.79m)

Master Bedroom
15' 3" x 10' 0" (4.64m x 3.05m)

Ensuite
5' 4" x 4' 4" (1.62m x 1.32m)

Bedroom Two
10' 3" x 9' 9" max (3.12m x 2.97m)

Bedroom Three
10' 3" x 9' 9" max (3.12m x 2.97m)

Bathroom
9' 0" x 8' 3" (2.74m x 2.51m) reducing to 5' 11 (1.80m)

19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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