



15 The Grange, Westcourt Lane
Shepherdswell, Dover, CT15 7QB
£595,000

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15 The Grange

Westcourt Lane, Shepherdswell, Dover

An attractive double fronted detached family home, set within a quiet, well-tended cul-de-sac, being sold with no onward chain.

Situation

The Grange is a small quiet cul-de-sac of like styled properties, central to the attractive village of Shepherdswell, surrounded by rural countryside in every direction, and notable for the East Kent Railway which runs through; originally one of Colonel Stephens' lines now managed by a preservation society. The village has a general store, inn and primary school, together with its own church, village hall and green, where many social events are hosted throughout the year. The village is perfectly placed for easy access to the A2 and also benefits from its own railway station which provides a regular service to Dover, Canterbury and London. The Cathedral city of Canterbury is only 15 minutes by car with superb shopping and cultural facilities. Further popular coastal destinations such as Deal, Dover and Sandwich are close at hand.

The Property

An attractive double fronted detached family home set within a quiet, well-tended cul-de-sac offering spacious light filled accommodation with thanks owed to the architectural features of the late 1970's Neo-Georgian style. A wide central hallway, with useful ground floor shower room, is flanked by the triple aspect sitting/dining room to the right and breakfast room, with bow window, to the left. The sleek modern kitchen is open plan to the breakfast room and is comprehensively fitted with white gloss units and integrated appliances that flow seamlessly into a lobby area and into a generous utility room. An internal door gives access to the double garage beyond. To the first floor are four double bedrooms, all of which feature built in wardrobes with the principal bedroom enjoying an ensuite cloakroom. This well maintained chain free family home is fully double glazed and gas centrally heated.

Outside

To front a wide driveway provides ample off road parking and access to the double garage whilst a well-tended lawned garden lies adjacent. An enclosed garden lies to rear with block paved patio area, L-shaped lawn, raised brick planters and established planting to the rear boundary. There is also a timber shed/workshop 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: F

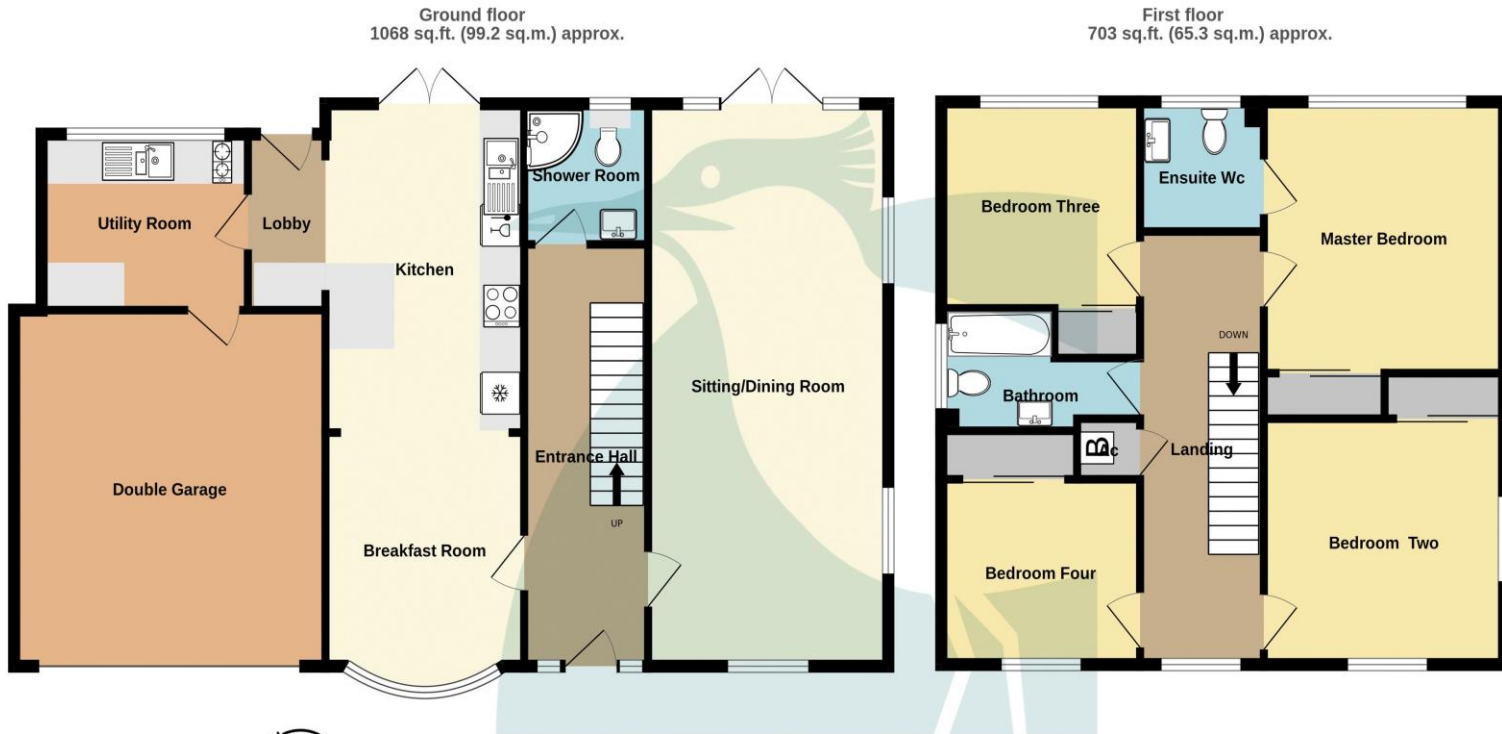
EPC Rating: C

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**



TOTAL FLOOR AREA : 1770 sq.ft. (164.5 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		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hall

18' 10" x 6' 1" (5.74m x 1.85m)

Shower Room

6' 5" x 6' 2" (1.95m x 1.88m)

Sitting/Dining Room

25' 8" x 11' 9" (7.82m x 3.58m)

Breakfast Room

10' 8" x 9' 8" (3.25m x 2.94m)

Kitchen

14' 7" x 9' 8" (4.44m x 2.94m)

Lobby

8' 0" x 3' 9" (2.44m x 1.14m)

Utility Room

10' 1" x 8' 0" (3.07m x 2.44m)

First Floor

Landing

19' 9" x 6' 1" (6.02m x 1.85m)

Master Bedroom

12' 4" x 11' 10" (3.76m x 3.60m)

Ensuite WC

6' 1" x 5' 5" (1.85m x 1.65m)

Bedroom Two

11' 10" x 10' 7" (3.60m x 3.22m)

Bedroom Three

9' 8" x 8' 7" (2.94m x 2.61m)

Bathroom

9' 8" x 5' 7" (2.94m x 1.70m) narrowing to 2' 8" (0.81m)

Double Garage

16' 1" x 15' 2" (4.90m x 4.62m)

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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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