



15 The Grange, Westcourt Lane
Shepherdswell, Dover, CT15 7QB
£600,000

colebrooksturrock.com





15 The Grange

Westcourt Lane, Shepherdswell, Dover

House plus plot. An attractive double fronted detached family home being sold together with **planning permission** for an independent 2 bedroom bungalow to be built to one side with its own entrance driveway and parking off Westcourt Lane. DDC planning reference “**DOV 23/00770**”

Situation

The Grange is a small quiet cul-de-sac of like styled properties, central to the popular village of Shepherdswell. 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. Canterbury City 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 plus a building plot beside it for a separate detached 2 bedroom bungalow to be built in the side garden with its own entrance, driveway and parking off Westcourt Lane. The building plot has been granted full planning permission.

Alternatively the house may be purchased without the building plot for £560,000. The plot alone is not for sale.

The house is 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.

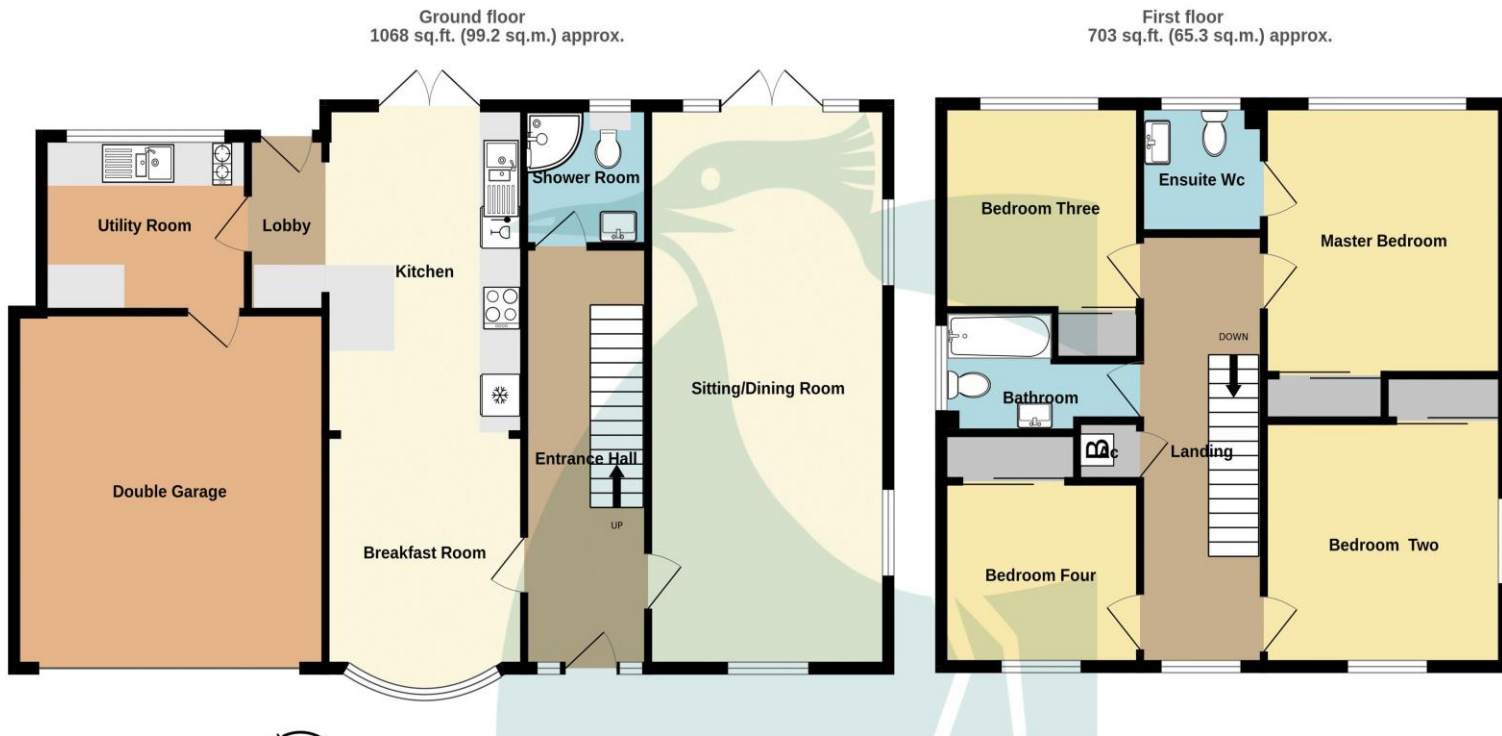


This photo shows the side garden with the planning permission



This photo shows position of the front of the new bungalow

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.

Made with Metropix ©2024

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)

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



colebrooksturrock.com



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.

C1180 Printed by Ravensworth 01670 713330

Also in: Elham • Hawkinge • Saltwood • Walmer