



2 Guilford Villas, Singledge Lane  
Coldred, Dover, CT15 5AG  
£470,000

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# 2 Guilford Villas

Singledge Lane, Coldred, Dover

A characterful family home, set in Coldred's Conservation Area, surrounded by open countryside and protected land.

## Situation

"Guilford Villas" enjoy a tucked away position on the edge of scenic countryside over which there are a variety of attractive walks, rides and cycle routes. Coldred is a traditional village boasting a village green with duck pond and an unspoilt community pub. The local church is Grade I Listed of Saxon origin dedicated to St Pancras. The village is easily accessed by car via a turning just off the A2 and can be reached by train via the station located at Shepherdswell, approximately 1.5 miles distant. This larger village also offers a local primary school, Post Office, convenience shop and range of recreational and village facilities. The Cathedral city of Canterbury is approximately 12 miles offering excellent educational, recreational and shopping facilities together with mainline train service to London St Pancras in around an hour. The coastline and Harbour town of Dover lies to the south-east offering access to the Continent and the southern motorway network.

## The Property

No: 2 is one of four Edwardian semi-detached houses, originally constructed to accommodate officials of the former Guilford Colliery, and comprises a well maintained and characterful home, boasting exquisite exposed woodwork and internal doors. The two principal reception rooms are elegantly proportioned and both enjoy feature fireplaces, whilst a box bay window adds to the dining room's grandeur. A delightful double glazed conservatory extends across the rear elevation, creating a tranquil vantage point overlooking the rear garden and countryside beyond, whilst a farmhouse kitchen/breakfast room lies at the heart of this welcoming home, complimented by a walk-in pantry and useful utility/cloakroom facility. To the first floor are three double bedrooms plus a study/fourth bedroom all serviced by a fitted bathroom and separate cloakroom/WC.

## Outside

Guilford Villas are accessed via a secluded private road, just off Singledge Lane, with off road parking available in the form of a block paved driveway. The residents of this private road share the upkeep, with each of the four properties owning and being responsible for the area outside their homes. Established fully stocked lawned gardens lie to the front and rear where meandering pathways lead to a central ornamental space with magnificent magnolia tree, established beds and pond with kitchen garden beyond complete with fruit trees, raised beds and greenhouse. There is also a timber garden shed to remain.

## Services

Mains electric and water are connected to the property. Oil central heating and cooking via gas cylinders. Shared cesspit drainage located away from the properties in a neighbouring field.

## Local Authority

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

## Tenure

Freehold

**Current Council Tax Band: E**

**EPC Rating: E**

## 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 Approximate Area = 1844 sq ft / 171.3 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

For identification only - Not to scale

### Sitting Room

18' 6" x 12' 11" (5.63m x 3.93m)

### Dining Room

15' 6" x 14' 0" (4.72m x 4.26m)

### Conservatory

24' 10" x 8' 1" (7.56m x 2.46m)

### Kitchen/Breakfast Room

15' 1" x 11' 11" (4.59m x 3.63m)

### Pantry

6' 11" x 3' 7" (2.11m x 1.09m)

### Utility/WC

8' 3" x 3' 11" (2.51m x 1.19m)

### First Floor

### Bedroom One

16' 2" x 14' 0" (4.92m x 4.26m)

### Bedroom Two

15' 5" x 13' 0" (4.70m x 3.96m)

### Bedroom Three

12' 1" x 10' 2" (3.68m x 3.10m)

### Bedroom Four/Study

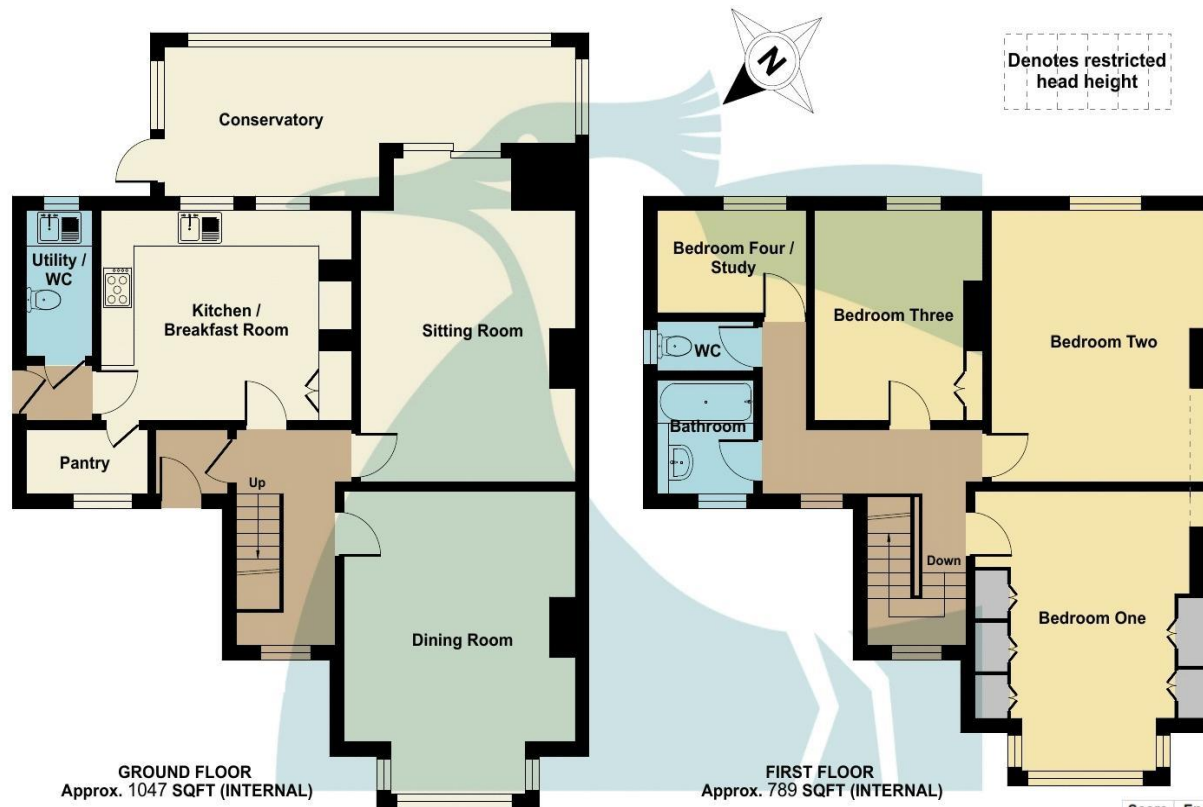
8' 10" x 5' 9" (2.69m x 1.75m)

### Bathroom

6' 10" x 5' 11" (2.08m x 1.80m)

### Separate WC

5' 11" x 2' 10" (1.80m x 0.86m)



GROUND FLOOR  
Approx. 1047 SQFT (INTERNAL)

FIRST FLOOR  
Approx. 789 SQFT (INTERNAL)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1080678

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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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