



65 Westcourt Lane
Shepherdswell, Dover, CT15 7PU
Guide Price £669,000

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65 Westcourt Lane

Shepherdswell, Dover

A deceptively spacious and versatile detached family home set within good size gardens and enjoying an enviable countryside location.

Situation

Westcourt Lane is a charming country lane dotted with a wide variety of residential dwellings and surrounded by rural countryside in every direction, yet still convenient to local amenities. 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

No: 65 sits within good size gardens and commands a pleasant rural outlook from its elevated position within Westcourt Lane. Having been updated and extended by the present owners this deceptively spacious family home offers versatile accommodation of generous proportions. The ground floor entrance hall gives access to two double bedrooms and a fully tiled bathroom with three piece matching suite and separate shower enclosure. Beyond lies the dining room, which is open plan to a further reception space/study area, with an attractive brick fireplace as a focal point. To side is a fitted shaker kitchen complete with granite worktops and fitted appliances. The kitchen is semi open plan to a useful utility/laundry area, which forms part of the vast rear extension, the remainder of which is occupied by a magnificent dual aspect sitting room with light streaming through the Velux windows in the vaulted ceiling. French doors open onto the garden whilst a large brick fireplace with wood burning stove takes centre stage. To the first floor two further double bedrooms and a charming

shower room are arranged around a bright landing space. This delightful family home is double glazed and gas centrally heated.

Outside

A lawned garden with retaining sleeper wall lies to the front with a long driveway providing ample off road parking. To rear a paved patio extends the full width of the property and enjoys a southerly aspect whilst steps lead to a large lawned garden with fenced and hedged boundaries. Three timber framed buildings are nestled within the garden, all with power and lighting connected and two being insulated. The largest boasts fitted units, solid beech worktops and a tiled floor.

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: D

EPC Rating: D

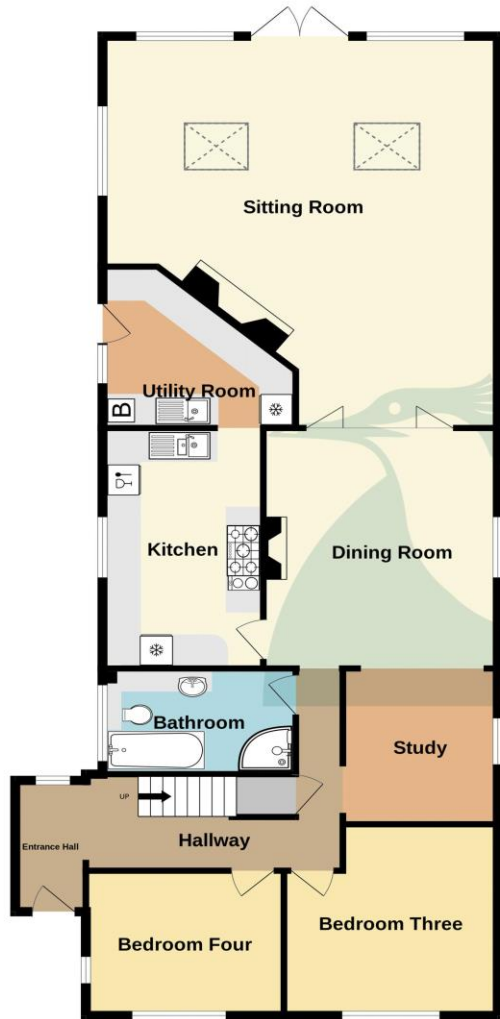
Agents Note

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.

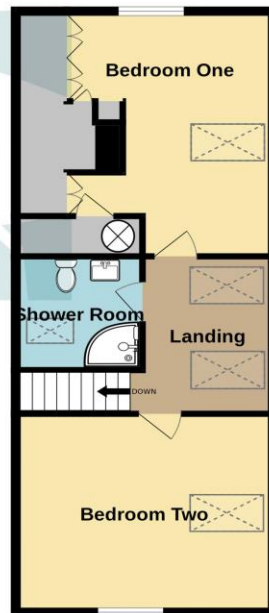


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
1488 sq.ft. (136.3 sq.m.) approx.



First floor
577 sq.ft. (53.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Study Area

9' 11" x 9' 6" (3.02m x 2.89m)

Bathroom

11' 5" x 6' 3" (3.48m x 1.90m)

Dining Room

15' 5" x 13' 11" (4.70m x 4.24m)

Kitchen

15' 4" x 9' 6" (4.67m x 2.89m)

Utility Area

Approx 9' 10" x 9' 5" (2.99m x 2.87m) to front of cabinetry.

Sitting Room

L-shaped 24' 11" x 23' 11" (7.59m x 7.28m) narrowing to 11' 8" (3.55m)

First Floor

Bedroom One

15' 7" x 12' 2" (4.75m x 3.71m) max to front of fitted cupboards

Shower Room

7' 6" x 7' 0" (2.28m x 2.13m)

Bedroom Two

15' 8" x 12' 6" (4.77m x 3.81m)

TOTAL FLOOR AREA : 2065 sq.ft. (191.9 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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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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