



34 Mill Lane
Shepherdswell, Dover, CT15 7LJ
£565,000

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34 Mill Lane

Shepherdswell, Dover

An immaculately presented detached family home offering deceptively spacious and versatile accommodation together with a delightful south facing garden.

Situation

The property is located on the eastern boundary of this popular village, close to the village doctor's surgery. The villagers of Shepherdswell are extremely proud of the friendly community, together with a good range of facilities, including a primary school, public house and local minimarket as well as a wide range of recreational facilities. Being situated on the edge of the Kent Downs Area of Outstanding Natural Beauty, the area benefits from a wealth of walks, rides and cycle routes. A main line train station in Shepherdswell gives access to the nearby Channel Port of Dover and the Cathedral City of Canterbury. There is also excellent road access to the A2 Canterbury to Dover road with both offering excellent additional educational, recreational and shopping facilities, together with high-speed main line train services to London, with the travel time to St Pancras being some 60 minutes.

complete with ample built in wardrobes and a light and airy ensuite shower room. This truly beautiful home is fully double glazed and gas centrally heated.

Outside

No: 34 is set back from the road where a block paved driveway spans the full width of the plot offering ample off road parking and vehicular access to the single garage, with electric roller door, power and lighting connected. To rear lies a beautifully landscaped south facing garden where the bi-folding doors from the sitting room open onto a paved patio which hugs the rear elevation. Steps leads down to a central lawned area, bounded by fully stocked mature beds, and a fully insulated garden studio, measuring 16' 4" x 10' 8" (4.97m x 3.25m), with sliding glazed doors, power and lighting connected.

The Property

The charming symmetry and almost cottage like facade of this immaculately presented home belies the deceptively spacious and versatile accommodation within. A feeling of light and space welcomes upon entering and continued throughout. Two double bedrooms together with a contemporary bathroom occupy the left hand side of the property whilst to the right lies an enviable open plan living space that flows from the kitchen into a dining area and beyond to the sitting room which occupies a dramatic vaulted rear extension, where a wood burning stove provides a focal point and four Velux windows together with large bi-folding doors flood the space with natural light and seamlessly connect this fantastic entertaining area with the garden. A separate useful laundry room sits adjacent to the kitchen, which also houses the gas boiler and hot water cylinder. To the first floor a spacious dual aspect landing offers the perfect spot for a study or reading nook and leads to a generous single bedroom as well as the principal bedroom suite

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

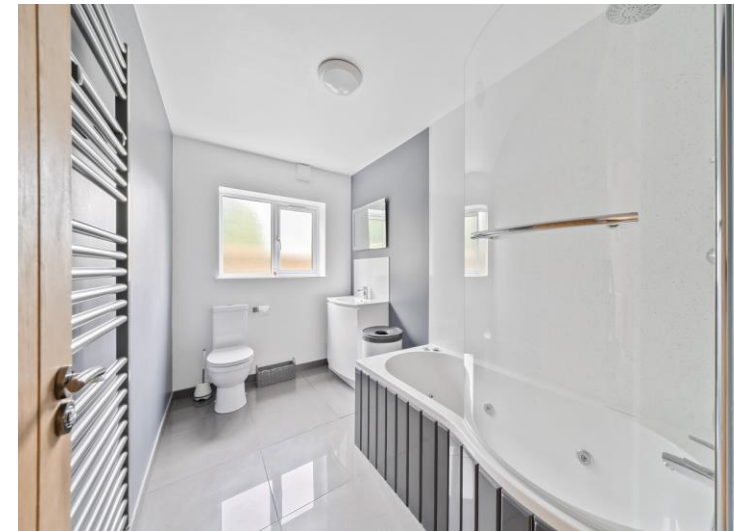
Freehold

Current Council Tax Band: D

EPC Rating: B

Agents Note

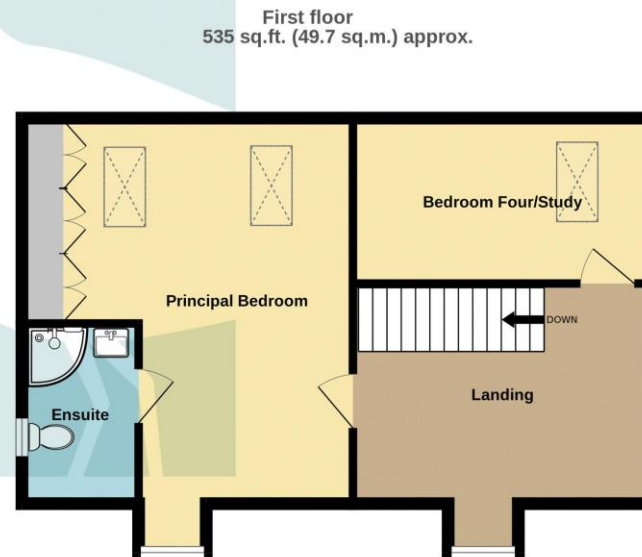
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Bedroom Three/Family Room
21' 2" x 8' 11" (6.45m x 2.72m) increasing to 10' 7" (3.22m)

Laundry
6' 7" x 6' 3" (2.01m x 1.90m)

Kitchen
14' 1" x 7' 7" (4.29m x 2.31m)

Dining Area
15' 1" x 10' 8" (4.59m x 3.25m)

Sitting Room
20' 3" x 13' 9" (6.17m x 4.19m)

Garage
18' 6" x 9' 3" (5.63m x 2.82m)

First Floor

Landing
13' 8" x 10' 2" (4.16m x 3.10m)

Principal Bedroom
18' 8" x 13' 11" (5.69m x 4.24m) narrowing to 10' 1" (3.07m)

Ensuite Shower Room
8' 6" x 5' 5" (2.59m x 1.65m)

Bedroom Four/Study
13' 8" x 7' 8" (4.16m x 2.34m)

TOTAL FLOOR AREA : 1795 sq.ft. (166.7 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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