



9 Eythorne Road
Shepherdswell, Dover, CT15 7PB
Guide Price £625,000

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9 Eythorne Road

Shepherdswell, Dover

A well-presented detached family home enjoying a tucked away position in the heart of Shepherdswell, nestled within delightful gardens.

Situation

No: 9 enjoys a secluded position yet is conveniently placed for all local amenities, including the neighbouring railway station. The villagers of Shepherdswell are extremely proud of the friendly community, together with a good range of facilities, including a doctors' surgery, primary school, public house, shop, and a wide range of recreational activities. 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 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.

The Property

Enjoying a tucked away position and delightful secluded gardens this charming detached home offers deceptively spacious accommodation in the heart of the village. Two principal reception rooms, complete with fireplaces and box bay windows flank the inner hallway, which leads to a delightful triple aspect garden door with French doors overlooking and opening onto the garden. The kitchen is semi open plan to the breakfast/family room and features solid wood shaker units and worktops complimented by art deco style tiles. Beyond the sitting room lies a further reception/dining room which gives access to a beautiful dual aspect double bedroom and cloakroom. A useful shower room lies off the inner hallway and the adjacent turn staircase rises to the first floor where you'll find three further double bedrooms and an attractive light filled bathroom. This lovingly maintained family

home is fully double glazed and gas centrally heated.

Outside

Sitting within a secluded triangular plot No: 9 enjoys a a south-westerly aspect and gently sloping gardens. A long driveway from Eythorne Road leads to a parking area and detached single garage, whilst gardens to the sides and rear are divided into different areas including; a kitchen garden, a more formal lawned garden, with mature flower borders, and a paved sunken seating area complete with timber summerhouse and established raised beds. A raised exercise pool fitted with an Aqua Jet 50 is positioned by the side elevation shaded by a canopy.

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
1002 sq.ft. (93.1 sq.m.) approx.



first floor
644 sq.ft. (59.8 sq.m.) approx.



Kitchen
11' 9" x 8' 7" (3.58m x 2.61m)

Breakfast Room
13' 2" plus bay x 11' 8" (4.01m x 3.55m)

Sitting Room
14' 3" plus bay x 11' 9" (4.34m x 3.58m)

Garden Room
13' 8" x 8' 7" (4.16m x 2.61m)

Dining Room
10' 11" x 8' 9" (3.32m x 2.66m)

Bedroom Four
11' 9" x 11' 0" plus bay (3.58m x 3.35m)

Cloakroom
7' 7" x 2' 6" (2.31m x 0.76m)

Shower Room
8' 8" x 6' 11" (2.64m x 2.11m)

First Floor

Principal Bedroom
15' 4" x 11' 9" (4.67m x 3.58m)

Bedroom Two
12' 9" x 10' 10" max (3.88m x 3.30m)

Bedroom Three
9' 4" x 8' 1" (2.84m x 2.46m) extending to 12' 1" (3.68m)

Bathroom
8' 4" x 6' 7" (2.54m x 2.01m)

TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.

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