



63, Eythorne Road
Shepherdswell, Dover, CT15 7PJ
Guide Price £555,000

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63 Eythorne Road

Shepherdswell, Dover

A beautifully presented detached family home, offering light, spacious, and adaptable accommodation in a secluded and private setting.

Situation

No: 63 enjoys a secluded position yet is conveniently placed for all local amenities, including the railway station. The villagers of Shepherdswell are extremely proud of the friendly community, together with a good range of facilities, including a doctor's 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

Nestled in a serene and 'tucked away' position, this wonderful family home provides well configured accommodation presented over two floors with a spacious reception hall that seamlessly flows into the various living areas. The ground floor boasts a versatile layout, featuring a south facing generous living room bathed in natural light with French doors leading to the patio and the beautiful gardens beyond. The kitchen/dining room extends the full depth of the property with access to a utility room. Completing the ground floor accommodation is a fourth bedroom which has potential to be used as a study if required and a useful cloakroom. To the first floor lies a principle bedroom suite with recently installed fitted units to one wall and a bright ensuite shower room with large walk-in shower enclosure. Two further double bedrooms and a luxuriously fitted family bathroom plus a spacious walk-in airing cupboard complete the accommodation.

Outside

The gardens are a lovely feature and meticulously landscaped with much thought given to the design offering various seating areas to enjoy the peace and tranquility of the location. Both the shed and greenhouse were installed approximately two years ago and have light and power connected. Neat lawns and an abundance of shrub, tree and flower borders are fully enclosed by high fencing and hedging. The double garage is accessed via the driveway with a good size forecourt providing ample off-road parking for numerous vehicles.

Services

Gas central heating via a Worcester Greenstar, condensing, unvented boiler system. Mains electricity, water and drainage.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: C

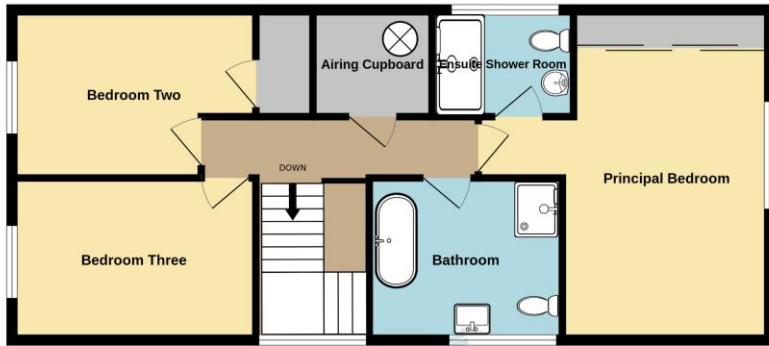
Agents Note

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.

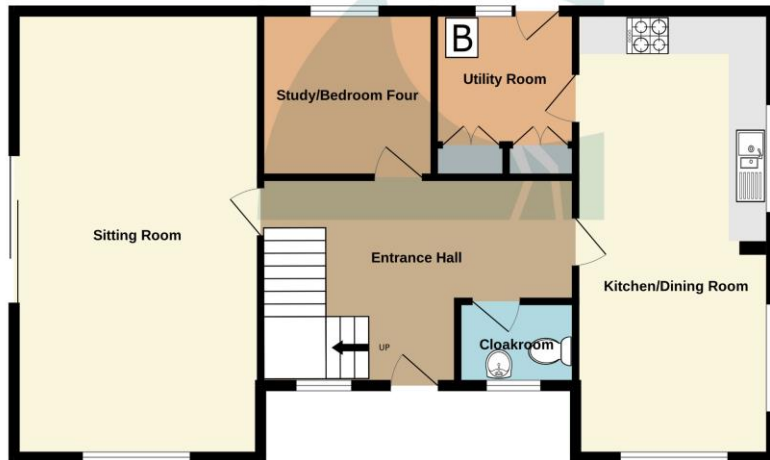


To view this property call Colebrook Sturrock on **01304 612197**

First Floor
699 sq.ft. (64.9 sq.m.) approx.



Ground floor
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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Sitting Room

23' 7" x 13' 0" (7.18m x 3.96m)

Kitchen/Dining Room

23' 7" x 10' 10" (7.18m x 3.30m)

Utility Room

8' 9" x 7' 1" (2.66m x 2.16m)

Study/Bedroom Four

9' 2" x 8' 9" (2.79m x 2.66m)

First Floor

Principal Bedroom

Approx 16' 8" x 10' 11" (5.08m x 3.32m) plus lobby area

Ensuite Shower Room

7' 0" x 5' 2" (2.13m x 1.57m)

Bedroom Two

13' 0" x 8' 7" (3.96m x 2.61m)

Bedroom Three

10' 2" x 8' 4" (3.10m x 2.54m)

Bathroom

10' 2" x 8' 4" (3.10m x 2.54m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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