



Whitehall Inn Stables, Eythorne Road,  
Shepherdswell, Dover, CT15 7PB  
£495,000

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# Whitehall Inn Stables

Eythorne Road, Shepherdswell, Dover

A charming and characterful converted stable block in a lovely 'tucked away' position with ample off road parking, double garage, and within walking distance to the train station

## Situation

The property is conveniently placed being close to all local amenities. 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 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 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

A sympathetic conversion and later extension of a stable block which is believed to have been built in 1860 as part of the neighbouring house. This lovely home has been well maintained and offers spacious and well-configured accommodation arranged over two floors with many wonderful and original features. The impressive entrance / dining hall leads into a comfortable sitting room with vaulted ceiling, fireplace and log burning stove. The entrance hall is open-plan into the fitted kitchen / breakfast room which has further access into the utility room, cloakroom and third bedroom / guest room. The first floor has two double bedrooms, one with an en-suite shower room, and a separate family bathroom.

## Outside

The gardens surround the property with areas of lawn, patio seating, ornamental pond, established tree, shrub and flower borders, and a gravel drive allowing ample off road parking for numerous vehicles and leads to the detached double garage. There is a further area of well stocked garden at the front of the driveway. The neighbouring property has a right of access across the top end of the driveway.

## Services

All main services are understood to be connected to the property.

## Local Authority

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

**Current Council Tax Band: F**

**EPC Rating: E**

**Tenure: Freehold**

## 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.



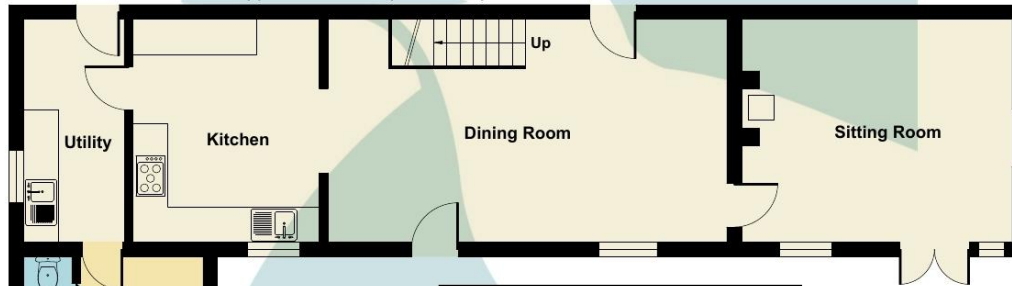
To view this property call Colebrook Sturrock on **01304 612197**

Total Approximate Area = 1811 sq ft / 168.2 sq m (includes garage)

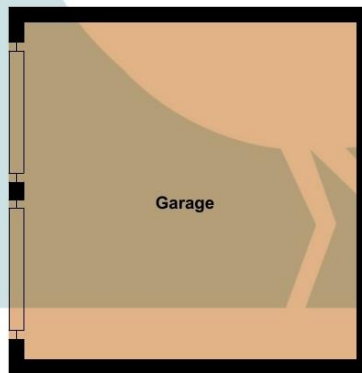
For identification only - Not to scale



FIRST FLOOR  
Approx. 513 SQFT (INTERNAL)



GROUND FLOOR  
Approx. 929 SQFT (INTERNAL)



GARAGE  
Approx. 369 SQFT (INTERNAL)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

### Entrance/Dining Room

22' 7" x 12' 7" (6.88m x 3.83m)

### Sitting Room

15' 6" x 12' 11" (4.72m x 3.93m)

### Kitchen

12' 7" x 10' 8" (3.83m x 3.25m)

### Utility Room

### Bedroom One

19' 9" x 10' 3" (6.02m x 3.12m)

### Cloakroom

### First Floor Landing

### Bedroom Two

15' 2" x 13' 2" (4.62m x 4.01m)

### Ensuite Shower Room

### Bedroom Three

13' 1" x 10' 4" (3.98m x 3.15m)

### Family Bathroom

### Garage

19' 4" x 19' 1" (5.89m x 5.81m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 949914



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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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