



Grasshopper, Lower Street
Tilmanstone, Deal, CT14 0HZ
Offers in Excess of £530,000

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Grasshopper

Lower Street, Tilmanstone, Deal

A modern detached family home set in the picturesque village of Tilmanstone, offering spacious, well maintained accommodation and a good sized garden.

Situation

The sought after and attractive village of Tilmanstone is conveniently placed midway between Sandwich and Dover and is bypassed by the A256. Local amenities include a village hall, church, and The Plough & Harrow public house. The neighbouring villages of Eythorne and Eastry both provide local shopping facilities together with primary schools and other amenities. The historic Cinque Port of Sandwich lies just to the north and offers a wider range of shopping facilities together with very good secondary schooling and a mainline railway station with regular high speed services to London. For major amenities and shopping, Canterbury, Dover, Deal and Westwood Cross are a short drive away. The attractive partially wooded countryside surrounding Tilmanstone offers pleasant walks, riding and cycling. Bathing, fishing and boating can be enjoyed around the coastline and Sandwich Bay with its miles of beaches, nature reserves and choice of championship golf links, including Royal St George's.

fitted with a four piece matching suite plus a shower cubicle, with power shower and rainfall shower head. This much loved family home is double glazed and gas centrally heated.

Outside

To the front a block paved driveway provides off road parking and vehicular access to a single garage. The block paving extends to the side where a wrought iron gate opens to the rear garden. This delightfully landscaped east facing garden is well tended and arranged over two levels with a central lawn bordered by raised brick flower borders. A timber shed with power and lighting connected lies alongside an ornamental pond whilst a paved patio extends from the rear elevation where an electric awning extends to provide shade. A path and steps lead up to a further paved seating area as well as a further timber shed.

Services

Mains water, electric and gas are understood to be connected to the property. Private drainage.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

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.

The Property

This modern detached family home has been extended to the ground floor and beautifully maintained by the current owners and offers spacious accommodation throughout. From the entrance hallway, with useful cloakroom, is a generous dual aspect sitting room, with focal point gas fireplace, which leads through to a separate dining room and light filled conservatory beyond. From here a study/play room lies to the front, which could also be utilised as a guest/fifth bedroom. The kitchen/breakfast room is fitted with a matching range of wood units as well as a comprehensive range of cooking appliances inclusive of induction hob, gas hob and deep fat fryer. There is also a waste disposal fitted to the 2 ½ bowl sink. To the first floor are three double bedrooms, plus a single fourth bedroom, serviced by a spacious bathroom,



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

Ground floor
1052 sq.ft. (97.7 sq.m.) approx.



First floor
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1663 sq.ft. (154.5 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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Sitting Room

22' 9" x 11' 11" (6.93m x 3.63m)

Dining Room

17' 1" x 9' 10" (5.20m x 2.99m)

Study/Play Room

12' 1" x 9' 10" (3.68m x 2.99m)

Conservatory

13' 6" x 7' 0" (4.11m x 2.13m)

Cloakroom

5' 6" x 2' 10" (1.68m x 0.86m)

Kitchen/Breakfast Room

15' 5" x 8' 0" (4.70m x 2.44m)

Garage

16' 4" x 8' 2" (4.97m x 2.49m)

First Floor

Bedroom One

16' 0" x 11' 0" (4.87m x 3.35m)

Bedroom Two

11' 10" (to include fitted wardrobes) x 11' 5" (3.60m x 3.48m)

Bedroom Three

11' 0" x 8' 2" (3.35m x 2.49m)

Bedroom Four

9' 8" max x 8' 1" (2.94m x 2.46m)

Bathroom

8' 9" plus shower recess x 5' 5" (2.66m x 1.65m)

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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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