



Whitebeam House, 3 Sun Valley Way
Eythorne, CT15 4HL
£399,000

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Whitebeam House

3 Sun Valley Way, Eythorne

An immaculate modern detached family home offering well proportioned accommodation and a quiet cul-de-sac location on the outskirts of this popular village.

Situation

Eythorne, along with the nearby village of Shepherdswell, offers a range of local amenities including convenience stores, with Eythorne Village Store also providing a Post Office service. The village is home to a primary school, while Shepherdswell - just 1.5 miles away - benefits from a railway station with regular services between Dover and Canterbury, and onward connections to London. For high-speed travel, Dover Priory station is approximately 5 miles away and offers fast services to London St Pancras. The village is bordered to the south by the picturesque Waldershare Park, and the surrounding countryside provides a wealth of opportunities for walking, cycling, and horse riding, making it an ideal setting for those who enjoy outdoor pursuits.

The Property

Sun Valley Way is a quiet cul-de-sac of attractive modern homes on the edge of this popular village with "Whitebeam House" enjoying a more secluded spot within the development. The spacious and well proportioned accommodation is immaculately presented with a pleasing colour palate throughout. The ground floor has been extended to the rear adding space to the sitting room and kitchen/dining room. The kitchen is fitted with a comprehensive range of shaker units integrated with Smeg appliances whilst Velux windows together with French doors to the garden flood the space with natural light. There is also a useful separate study and ground floor cloakroom. To the first floor are four double bedrooms serviced by a family bathroom and an ensuite shower room to the principal bedroom, also having built in wardrobes.

This much loved family home is gas centrally heated and fully double glazed.

Outside

A tarmac driveway to the front provides off road parking and access to the garage whilst a timber gate gives side access to a beautifully landscaped west facing rear garden. Predominantly arranged over two levels this well tended garden has a paved and gravel seating area as well as an area of lawn. Steps descend to a further gravel seating area which also has a useful store.

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.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: C

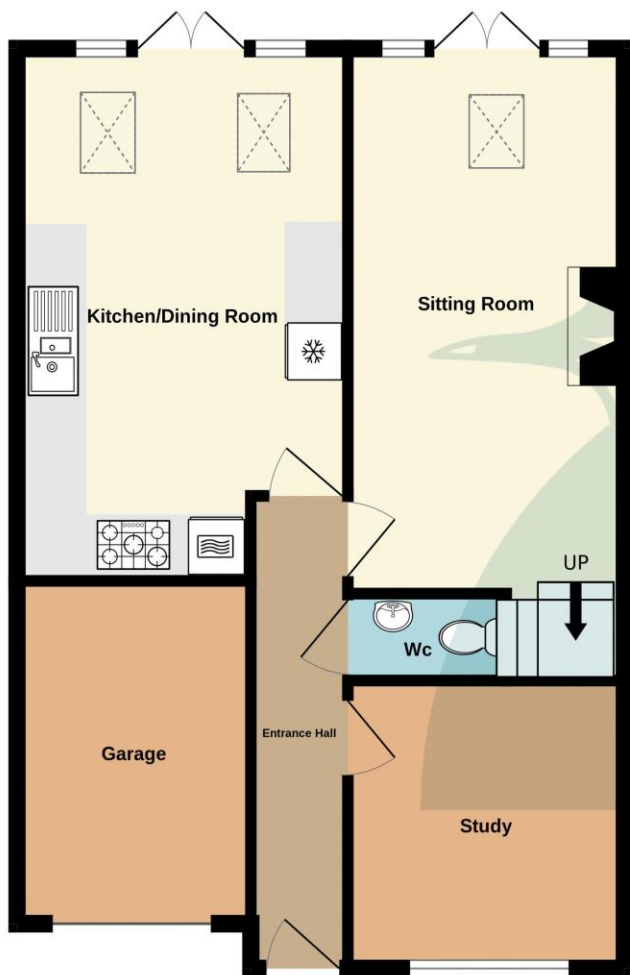
Agents Note

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.

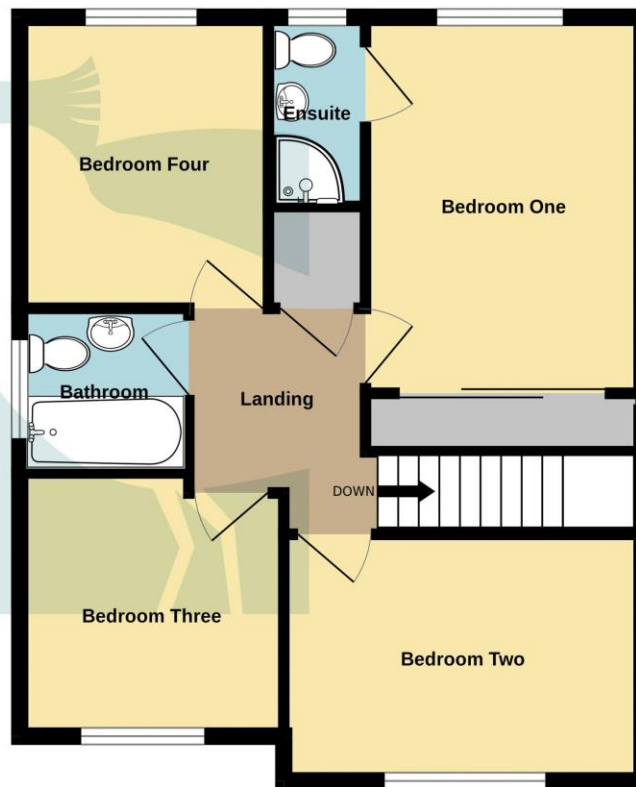


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
622 sq.ft. (57.8 sq.m.) approx.



First floor
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.2 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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Study

9' 8" x 9' 5" (2.94m x 2.87m)

Cloakroom

5' 5" x 2' 11" (1.65m x 0.89m)

Kitchen/Dining Room

17' 10" x 11' 4" (5.43m x 3.45m)

Sitting Room

21' 2" x 9' 5" (6.45m x 2.87m)

Garage

11' 6" x 8' 0" (3.50m x 2.44m)

First Floor

Bedroom One

12' 7" x 9' 5" (3.83m x 2.87m)

Ensuite

6' 4" x 3' 4" (1.93m x 1.02m)

Bedroom Two

12' 3" x 8' 3" (3.73m x 2.51m)

Bedroom Three

9' 0" x 8' 10" (2.74m x 2.69m)

Bedroom Four

9' 9" x 8' 6" (2.97m x 2.59m)

Bathroom

5' 9" x 5' 6" (1.75m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C	71 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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