



Merridale, Mill Lane
Eastry, CT13 0LD
£495,000

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Merridale

Mill Lane, Eastry

A deceptively spacious and well maintained detached family home set on a generous plot on the outskirts of this sought after village.

Situation

Situated on the southern edge of Eastry Village, adjacent to the historic village windmill, this location offers easy access to a wide range of local amenities. A short walk brings you to the village centre, where you'll find a generous selection of shops, including a post office/newsagent, grocer, butcher, baker, multiple hairdressers, a veterinary surgery with dispensing pharmacy, Chinese takeaway, coffee shops, and a traditional pub/restaurant. Eastry also benefits from a Church of England church, a well-regarded primary school, and a vibrant village hall hosting various clubs and societies. A recreation park is conveniently located nearby, with a footpath leading directly to it from almost opposite the property. Regular bus services connect Eastry to the nearby town of Sandwich, home to two excellent secondary schools. With its welcoming community and rich local character, Eastry is a charming village that offers both convenience and a strong sense of community.

The Property

Merridale is an imposing double fronted detached family home set within a generous plot on the outskirts of Eastry village boasting spacious, well proportioned accommodation over three floors. The entrance hallway is flanked by two bay windowed reception rooms, a useful study/snug complete with built in storage to the right and a good size sitting room with focal point fireplace to the left. Oak framed glazed double doors from the sitting room lead to an enviable kitchen/dining room, a fantastic light filled family space boasting a comprehensive range of sleek white cabinetry capped with contrasting black worktops which also incorporates a breakfast bar as well as bi-folding doors overlooking and opening onto the rear garden. Completing the ground floor accommodation is a separate utility room and a contemporary shower room with large shower enclosure. To the first and second floors are a total of five bedrooms, four doubles and one single,

served by a stylish modern bathroom together with a separate WC. This well maintained and thoughtfully designed home is double glazed, gas centrally heated as is being sold with no onward chain.

Outside

Set back from the road Merridale commands an elevated position with a block paved driveway providing ample parking and vehicular access to the single garage. A rendered retaining wall enables a flat lawned garden to the front peppered with established shrubs. To the rear is a generous south facing garden where a paved patio envelopes the rear and side elevations with steps leading up to an expanse of lawn reaching beyond. The lawn and patio are divided by two raised borders bursting with fragrant lavender whilst the lawn features a selection of mature trees. A useful greenhouse and shed provide useful storage.

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: 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**

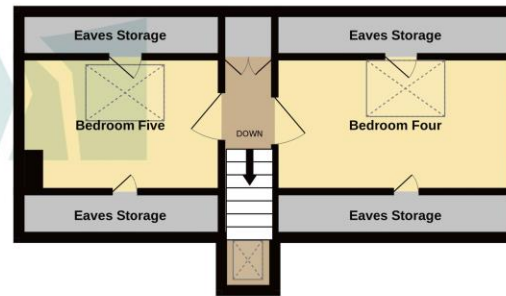
Ground floor
962 sq.ft. (89.3 sq.m.) approx.



First floor
478 sq.ft. (44.4 sq.m.) approx.



Second floor
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1764 sq.ft. (163.8 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

17' 6" x 11' 0" (5.33m x 3.35m)

Snug/Study

11' 0" x 9' 11" (3.35m x 3.02m)

Kitchen/Dining Room

21' 6" max narrowing to 13' 4" min x 19' 5" (6.55m x 5.92m)

Utility Room

8' 4" x 7' 1" (2.54m x 2.16m)

Shower Room

7' 10" x 4' 10" (2.39m x 1.47m)

Garage

19' 2" x 9' 2" (5.84m x 2.79m)

First Floor

Bedroom One

12' 1" to front of fitted wardrobes x 9' 11" (3.68m x 3.02m)

Bedroom Two

11' 3" x 7' 10" (3.43m x 2.39m)

Bedroom Three

11' 1" x 7' 5" (3.38m x 2.26m)

Bathroom

7' 10" x 6' 1" (2.39m x 1.85m)

Separate WC

6' 3" x 2' 10" (1.90m x 0.86m)

Second Floor

Bedroom Four

12' 10" x 7' 2" (3.91m x 2.18m)

Bedroom Five

10' 9" x 7' 2" (3.28m x 2.18m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 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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