



Medlar Cottage, Roman Road  
Maydensole, Dover, CT15 5HR  
Guide Price £695,000

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# Medlar Cottage

Roman Road, Maydensole, Dover

A beautifully presented period cottage in a highly desirable rural location with outstanding views and a 1.5 acre plot

## Situation

Situated along the original historic Roman Road that once connected Dover to Richborough Fort, and adjacent to the scenic North Downs Way, the property enjoys stunning, far-reaching views across the East Kent coast. Maydensole is a small rural hamlet positioned between Ashley and East Studdal, forming part of a charming cluster of hamlets and villages nestled amidst rolling farmland and countryside between Deal, Dover, and Sandwich. Despite its rural setting, the area benefits from excellent road connections, making the nearest towns easily accessible: Deal lies six miles to the east, Dover six miles to the south, and Sandwich seven miles to the north, with the A256, A2, and A20 linking into the motorway network. The nearest railway station is at Martin Mill, approximately 3.5 miles away, with additional stations at Walmer and Deal, all offering regular coastal services and connections to the high-speed link to London St Pancras. The Port of Dover boasts a popular marina and provides cross-Channel ferry services to the Continent.

## The Property

Medlar Cottage is a truly enchanting double-fronted detached home, lovingly improved and extended by the current owners to create a perfect balance of character, comfort, and modern living. Featuring exposed wooden floors and brick walls, fireplaces, and box bay windows, the property's charm is complimented by modern touches. The accommodation includes: entrance hall, ground floor cloakroom, and two beautifully light dual-aspect reception rooms – one of which could serve as a third bedroom if desired. A conservatory enjoys wonderful views over the rear garden, while the newly installed traditional kitchen, finished with Amtico flooring, opens into a bright extended breakfast room. Upstairs, the principal bedroom benefits from a recently fitted en-suite bathroom, complete with a corner shower unit, alongside a second double bedroom and a family bathroom.

Further benefits include uPVC double glazing and oil fired central heating.

## Outside

Situated on an elevated plot of approximately 1.5 acres, Medlar Cottage enjoys far-reaching views across Ramsgate, Deal, the East Kent coast, and the surrounding farmland. The grounds are home to many fine specimen trees and mature shrubs, including the property's namesake – a magnificent medlar tree. A charming area of woodland features walnut, oak, beech, and lime trees, providing a natural haven for a variety of bird species. For those with green fingers, there is a productive kitchen garden complete with a soft fruit cage, orchard, greenhouse, chicken coop, and enclosure. A delightful summerhouse with power connected offers the perfect space for a home office, a retreat for hobbies, or simply relaxing in this idyllic setting.

## Services

Mains water and electric are connected to the property. Oil central heating. Private drainage. Freestanding 10KW Solar Array generating 11,200 Kwhr per annum.

## Local Authority

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

## Tenure

Freehold

Current Council Tax Band: F

EPC Rating: B

## 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**



**Garage**  
491.92 sq.ft (45.70 sq.m.) approx.

**Garden Studio**  
207.74 sq.ft (19.30 sq.m.) approx.

**First floor**  
556.49 sq.ft (51.70 sq.m.) approx.

**Ground floor**  
942.92 sq.ft (87.60 sq.m.) approx.

**Outbuilding**  
258.33 sq.ft (24.0 sq.m.) approx.

**TOTAL APPROX. FLOOR AREA 2457.40 SQ.FT. (228.30 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Entrance Hallway**  
13' 0" x 5' 4" (3.96m x 1.62m)

**Cloakroom/WC**  
5' 5" x 5' 0" (1.65m x 1.52m)

**Living Room**  
12' 10" x 11' 10" (3.91m x 3.60m)

**Conservatory**  
16' 2" x 11' 7" (4.92m x 3.53m)

**Dining Room/Bedroom Three**  
12' 10" x 11' 10" (3.91m x 3.60m)

**Kitchen**  
10' 3" x 10' 0" (3.12m x 3.05m)

**Breakfast Room**  
15' 3" x 7' 10" (4.64m x 2.39m)

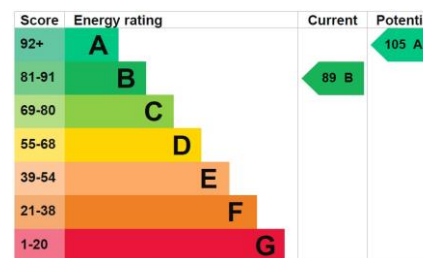
**Split Level Landing**  
13' 0" x 5' 4" (3.96m x 1.62m)

**Family Bathroom**  
5' 5" x 5' 0" (1.65m x 1.52m)

**Bedroom One**  
13' 2" x 12' 0" (4.01m x 3.65m)

**Ensuite Shower Room**  
10' 2" x 10' 2" (3.10m x 3.10m)

**Bedroom Two**  
13' 2" x 12' 0" (4.01m x 3.65m)



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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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