



1 Forstall House, The Street
Worth, Deal, CT14 0DG
£525,000

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1 Forstall House

The Street, Worth, Deal

A beautifully presented spacious three bedroom period cottage in the village centre. A dreamy place to live in a super location.

Situation

This picturesque village boasts a thriving community which organise and host a variety of events and activities including the annual Worth Open Gardens. The amenities of the village include a well regarded primary school, Busy Bees preschool within the village hall, church, cricket pitch and two well regarded public houses - The Crispin Inn & The Blue Pigeons, under new ownership. There is good access to the ancient Cinque Port town of Sandwich, 2 miles distant, which has a range of independent and high street amenities across all services including Sir Roger Manwood's Grammar School. Royal St George's & Princes Golf Clubs are close-by at Sandwich Bay. Sandwich railway station connects to London Charing Cross or the high-speed service to St Pancras. 4 Miles distant the seaside town of Deal, which has a greater range of amenities includes two further mainline railway stations.

The Property

Wonderfully well presented by the present owner this spacious semi detached cottage is part of the former Workhouse for the village and dates from the 1820s. It has parking for three cars on the driveway and a lovely garden to the rear with views over horse paddocks behind it and across to the marshes. The attractive accommodation on offer includes a sitting room and separate kitchen/dining room with stone work surfaces, both with lovely fireplaces and wood-burners (dual fuel stoves), a large conservatory, three double bedrooms including one with ensuite bathroom/shower and then a main bathroom. The roof space has been converted and insulated and now offers two long rooms both with Velux windows which can be playroom/studio/office space as required. There is exposed brickwork and beams, oak flooring and internal doors, and plenty of built-in storage through the cottage. Gas central heating and double glazing.

Outside

To the front is a gravel driveway providing off road parking for up to three cars. There is gated access around the right side to the rear garden which is level and has brick patio area next to the conservatory and then a path leading down, beside the lawn to the shed and store room at the end of the garden. The borders are stocked with a variety of beautiful shrubs and flowers and look spectacular against the lovely lawn in the centre. The garden faces to the south and offers views over paddocks to the rear.

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: D

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.

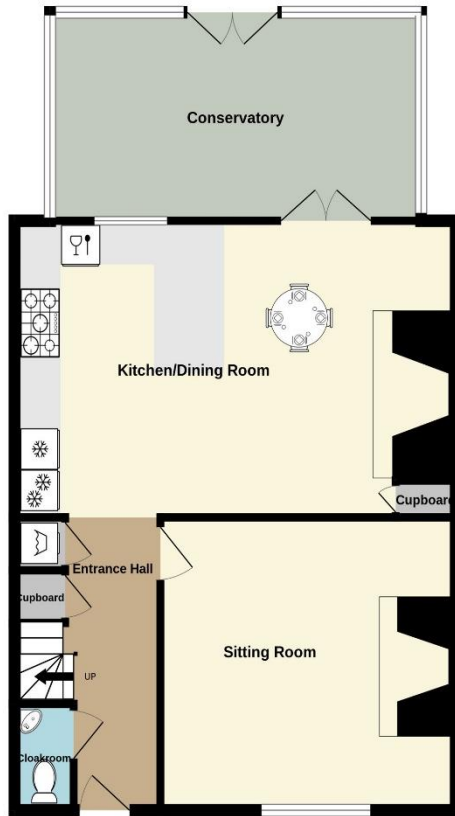
Declaration Of Interest

Under the Estate Agents Act 1979 we have a duty to inform any potential purchasers of this property that the Vendor is an employee of Colebrook Sturrock.



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

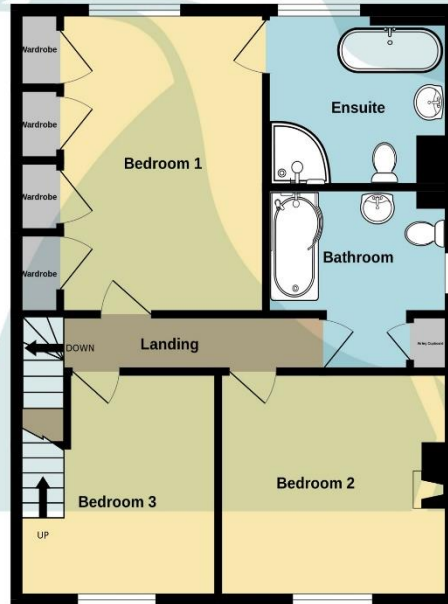
Ground floor
742 sq.ft. (68.9 sq.m.) approx.



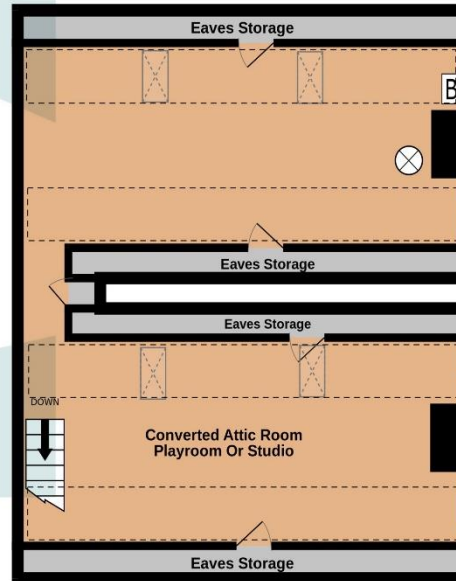
TOTAL FLOOR AREA : 1900 sq.ft. (176.5 sq.m.) approx.

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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1st floor
593 sq.ft. (55.1 sq.m.) approx.



2nd floor
565 sq.ft. (52.5 sq.m.) approx.



Entrance Hallway
14' 10" x 6' 10" (4.52m x 2.08m)

Cloakroom/WC
5' 0" x 2' 6" (1.52m x 0.76m)

Sitting Room
14' 9" x 13' 10" (4.49m x 4.21m)

Kitchen/Dining Room
22' 0" x 14' 0" (6.70m x 4.26m)

Conservatory
18' 6" x 9' 10" (5.63m x 2.99m)

Bedroom One
14' 9" x 10' 3" (4.49m x 3.12m)

Ensuite
9' 0" x 8' 8" (2.74m x 2.64m)

Bedroom Two
11' 7" x 10' 9" (3.53m x 3.27m)

Bedroom Three
10' 9" x 9' 9" (3.27m x 2.97m)

Bathroom
9' 2" x 9' 0" (2.79m x 2.74m)

Attic Playroom/Studio
2 x areas both 22' 6" x 9' 8" (6.85m x 2.94m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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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