



69 Church Hill  
Shepherdswell, Dover, CT15 7NT  
£390,000

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# 69 Church Hill

Church Hill, Shepherdswell, Dover

A well-presented modern semi-detached family home boasting light and airy accommodation and a delightful rear garden.

## Situation

The property is located towards the village green end of the road with lovely views to the rear, close to the village primary school, pub and the local supermarket. The villagers of Shepherdswell are extremely proud of the friendly community, together with a good range of facilities, including a doctors' surgery, primary school, public house, shops and a wide range of recreational facilities. Being situated on the edge of the Kent Downs Area of Outstanding Natural Beauty, the area benefits from a wealth of walks, rides and cycle routes. A main line train station in Shepherdswell gives access to the nearby Channel Port of Dover and the Cathedral City of Canterbury. There is also excellent road access to the A2 Canterbury to Dover road with both offering excellent additional educational, recreational and shopping facilities, together with high-speed main line train services to London, with the travel time to St Pancras being some 60 minutes.

## The Property

This is the right-hand of a "one-off" pair of semi detached houses set well back from the road with garage and parking spaces, good sized front and rear gardens, and a light and airy feel to the larger than average accommodation. At ground floor level is an entrance hallway with cloakroom/WC, utility cupboard with plumbing and space for washing machine and tumble dryer inside, kitchen with external door to the side and a spacious sitting/dining room across the back of the property with views into the rear garden. Upstairs are three double bedrooms, two good doubles at the back with views to the rear, and the third at the front which is "L" shaped together with the large bathroom which has WC, Basin, corner bath and also a separate shower cubicle. There are 16 solar panels fitted to the south west facing roof at the front which earn the owner of the house nearly a

thousand pounds a year from the national grid. Gas central heating and UPVC double glazing.

## Outside

The front garden provides a lovely green area to look out on from the kitchen window and has potential to become additional parking if needed. The driveway, which serves both houses, is shared with the neighbours up to the turning circle. The garage is a single car size with meters and fuses located therein. The rear garden extends back a long way and is surrounded by magnificent conifer hedging with a recessed area at the end providing a super setting for the timber summerhouse with a patio and seating area in front of it.

## Services

All mains services are understood to be connected to this property inclusive of solar panels.

## Local Authority

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

## Tenure

Freehold

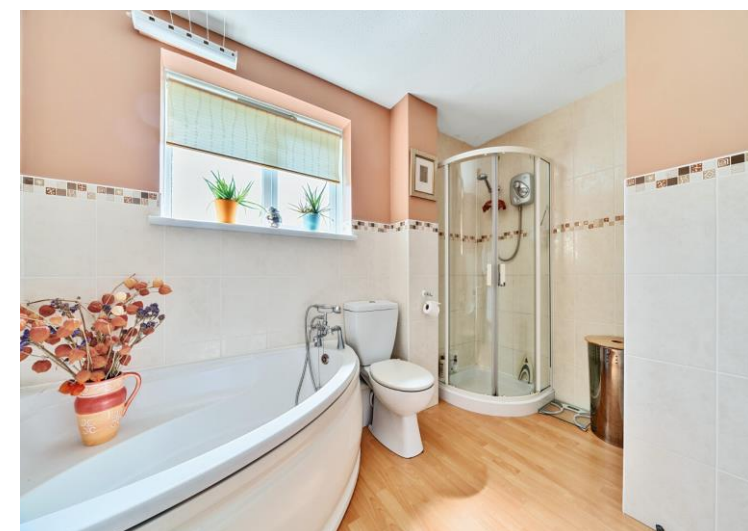
## Current Council Tax Band: D

## 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.





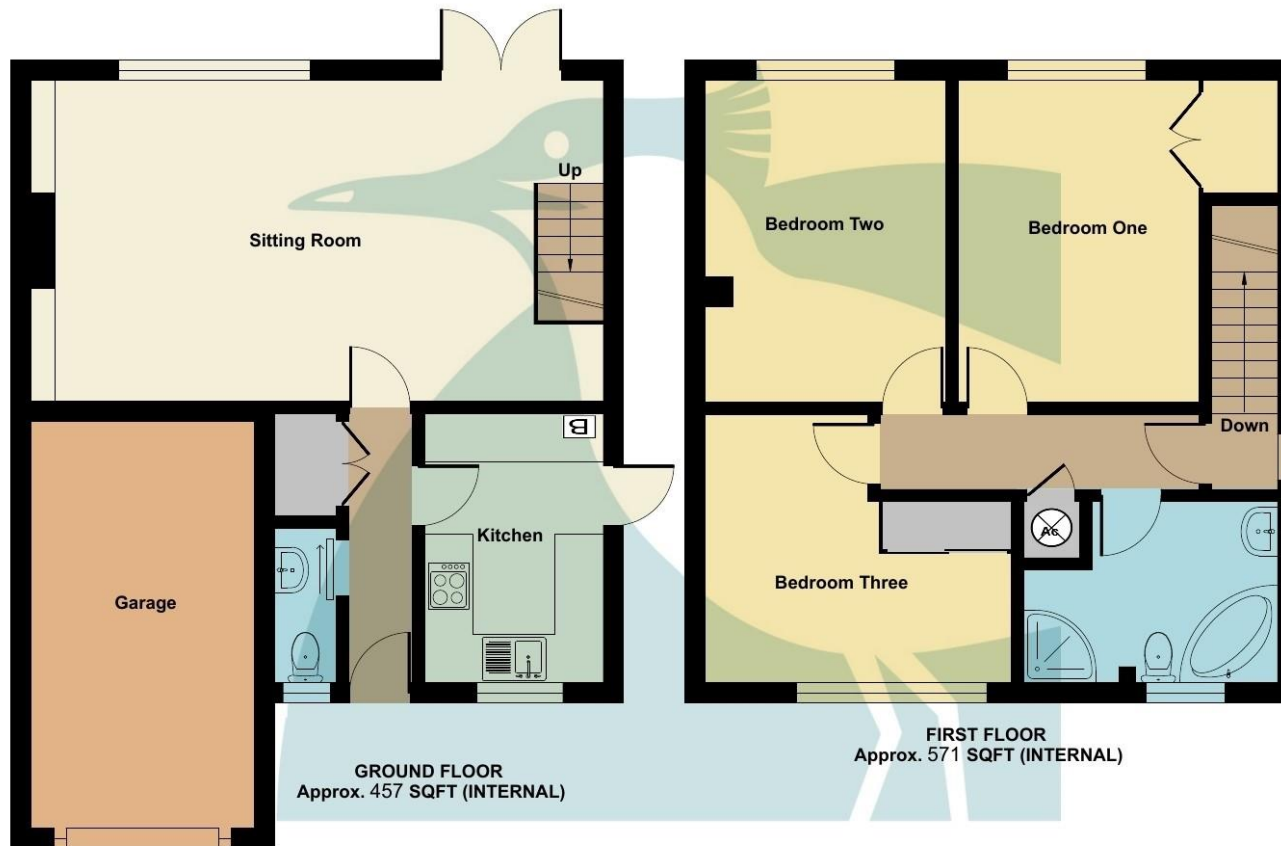
To view this property call Colebrook Sturrock on **01304 612197**





Total Approximate Area = 1178 sq ft / 109.4 sq m (includes garage)

For identification only - Not to scale



### Kitchen

10' 10" x 7' 3" (3.30m x 2.21m)

### Cloakroom/WC

6' 3" x 2' 8" (1.90m x 0.81m)

### Sitting/Dining Room

23' 4" x 13' 1" (7.11m x 3.98m)

### Integral Garage

16' 6" x 9' 1" (5.03m x 2.77m)

### First Floor

#### Bedroom One

13' 1" x 9' 11" (3.98m x 3.02m)

#### Bedroom Two

13' 1" x 9' 10" (3.98m x 2.99m)

#### Bedroom Three

12' 6" x 10' 11" (3.81m x 3.32m)

#### Bathroom

10' 5" x 7' 5" (3.17m x 2.26m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

 **Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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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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