



Glen House, Glen Road
Kingsdown, CT14 8DD
£715,000

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Glen House

Glen Road, Kingsdown

A handsome detached family home perfectly situated by the village primary school, boasting expansive interiors and adaptable living spaces. No onward chain.

Situation

Nestled in the charming coastal village of Kingsdown, this residence sits just a stone's throw from both the Ofsted Outstanding primary school and the inviting shoreline. Kingsdown itself offers a plethora of amenities, including a post office, butcher, and three local inns, fostering a strong sense of community. To the east, the unspoiled pebble shores of the English Channel stretch out, accompanied by a scenic two-mile cycle route and footpath leading to Deal. The nearby town of Deal boasts an enticing blend of attractions, from its award-winning seafront to its vibrant high street dotted with unique independent shops and diverse dining options. Effortless travel connections are provided by the Walmer and Martin Mill train stations, serving regular coastal routes, as well as the Javelin high-speed service to London St Pancras. A short five mile drive provides access onto the national motorway network providing easy access to the Cathedral city of Canterbury and beyond.

The Property

Glen House has undergone significant refurbishment by its current owners, resulting in a light and airy family home that is both appealing and adaptable to varying family needs. Spread across two floors, the house offers two main reception rooms and a sun lounge that provides a delightful view of the rear garden. The well-appointed kitchen is equipped with a wide array of matching units, fitted appliances, a convenient utility room, and a fully tiled wet room. Upstairs, there are four bedrooms, each featuring fitted wardrobes, with three of them enjoying distant sea views. The family bathroom suite complements the three bedrooms and the spacious master bedroom, which also boasts an ensuite bathroom and shower.

Outside

Set back from the road, this property boasts a well maintained front lawn and borders, hugged by a charming low brick wall. The driveway offers convenient off-road parking, guiding you to the garage featuring an electric door. A rear pedestrian entrance unveils a spacious plot, predominantly adorned with lush lawns, a variety of plants, and panel fencing, ensuring ample privacy. Stretching across the rear of the house, an Indian sandstone terrace welcomes relaxation, complemented by a cosy loggia and a handy summerhouse nestled at the rear of the garden. A green house is tucked away behind the garage and solar panning is an added benefit.

Services

All mains services are understood to be connected to the property as well as an array of solar panels.

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 381155**



TOTAL FLOOR AREA : 2765 sq.ft. (256.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Porch
5' 6" x 2' 10" (1.68m x 0.86m)

Entrance Hall
12' 0" x 10' 2" (3.65m x 3.10m)

Sitting Room
19' 11" x 18' 3" (6.07m x 5.56m)

Kitchen/Breakfast Room
14' 10" x 12' 0" (4.52m x 3.65m)

Utility Room
14' 3" x 12' 0" (4.34m x 3.65m)

Wet Room
7' 4" x 7' 0" (2.23m x 2.13m)

Dining Room
18' 3" x 11' 9" (5.56m x 3.58m)

Conservatory
11' 5" x 6' 1" (3.48m x 1.85m)

First Floor Landing

Bedroom Four
14' 1" x 6' 10" (4.29m x 2.08m)

Bedroom Two
16' 0" x 11' 2" (4.87m x 3.40m)

Bathroom
7' 11" x 7' 5" (2.41m x 2.26m)

Bedroom Three
11' 9" x 7' 4" (3.58m x 2.23m)

Master Bedroom
22' 10" x 18' 4" (6.95m x 5.58m)

Ensuite
11' 8" x 7' 4" (3.55m x 2.23m)

Double Garage
22' 10" x 18' 4" (6.95m x 5.58m)

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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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