



Cuilt Brae, Downs Road  
East Studdal, Dover, CT15 5DA  
£650,000

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# Cuilt Brae

Downs Road, East Studdal, Dover

An immaculate modern detached family home nestled within its own gardens, enjoying an idyllic rural setting.

## Situation

Cuilt Brae is set in a commanding rural position surrounded by unspoilt countryside, along Downs Road, within the small pleasant hamlet of East Studdal located in the triangle of Sandwich, Canterbury and Dover, all of which provide a broad range of cultural, leisure and shopping amenities. Stations at Martin Mill and Dover Priory provide connections to London, offering services to St Pancras in just over an hour. The A2 gives access to the M2 and the remaining motorway network, and the property has good access to the Continent.

full double glazing, oil-fired central heating, and is equipped with solar panels which currently generate an annual income of £1,500.

## Outside

Cuilt Brae sits within beautifully tended wrap around lawned gardens, amounting to approximately 0.25 acre, bordered by planted flowerbeds and a kitchen garden, whilst enjoying countryside views beyond. A sweeping driveway to the front provides off road parking and vehicular access to the single attached garage.

## Services

Mains electric and water are understood to be connected to the property. Oil heating and hot water. Solar panels. Private drainage.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: G

## 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.

## The Property

Originally constructed in the 1970s as the parish Rectory, this much loved family home retains many of the period's distinctive architectural features, offering spacious, light-filled living areas throughout. The property boasts abundant storage and original parquet flooring across much of the ground floor. Three of the four reception rooms enjoy dual aspects, with the generously sized sitting room featuring a focal fireplace and sliding double doors that lead seamlessly into the dining room. The kitchen is equipped with a range of matching units and flows into the breakfast room, with a handy utility room located nearby. The entrance hallway includes both cloak and downstairs storage, and provides access to a ground-floor shower room. The main entrance vestibule leads to internal access to the attached single garage. On the first floor, there are four bright and airy double bedrooms, each with built-in storage, and two featuring vanity basins. The family bathroom is fitted with a classic three-piece suite, while a separate WC is conveniently located off the landing. This wonderful family home benefits from





To view this property call Colebrook Sturrock on **01304 381155**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2196 sq.ft. (204.0 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

16' 10" x 13' 11" into recess (5.13m x 4.24m)

## Dining Room

11' 10" x 11' 8" (3.60m x 3.55m)

## Family Room

12' 11" x 10' 10" (3.93m x 3.30m)

## Kitchen

11' 10" x 11' 5" (3.60m x 3.48m)

## Breakfast Room

11' 4" x 10' 2" (3.45m x 3.10m)

## Utility Room

9' 5" x 6' 5" (2.87m x 1.95m)

## Shower Room

10' 8" x 4' 5" (3.25m x 1.35m)

## Garage

18' 6" x 10' 0" (5.63m x 3.05m) plus alcove of 5' 0" x 3' 10" (1.52m x 1.17m)

## First Floor

## Principal Bedroom

16' 10" x 12' 0" (5.13m x 3.65m)

## Bedroom Two

12' 11" x 10' 10" (3.93m x 3.30m)

## Bedroom Three

11' 10" x 11' 6" (3.60m x 3.50m)

## Bedroom Four

11' 10" x 11' 8" (3.60m x 3.55m)

## Bathroom

8' 3" x 7' 3" (2.51m x 2.21m)

## Cloakroom

6' 1" x 2' 10" (1.85m x 0.86m)

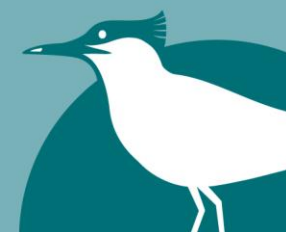
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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