



The Firs, Downs Road  
East Studdal, Dover, CT15 5DB  
£495,000

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# The Firs

Downs Road, East Studdal, Dover

An immaculate modern detached bungalow encompassed by well-tended established gardens, set in a commanding rural position with spectacular views.

## Situation

The Firs is set in a commanding rural position surrounded by unspoilt countryside, along Downs Road, within the small pleasant village 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.

borders enclosing the space and providing privacy and seclusion. A driveway runs down one side of the property with off road parking for four to five cars and leads to the detached double garage, measuring 17' 4" x 16' 4" (5.28m x 4.97m), having power and lighting connected plus an electric up and over door. In addition there is a useful storage space located underneath the conservatory, measuring 7' 6" x 6' 3" (2.28m x 1.90m), plus a greenhouse and summer house to remain. A further well tended lawned garden lies to the rear with established flower borders and numerous fruit trees whilst a productive kitchen garden lies to the remaining side.

## The Property

An immaculate modern detached bungalow encompassed by well tended established gardens commanding spectacular far reaching views to rear. The well laid out accommodation is arranged around a spacious central reception hall with the interconnecting living space positioned to the left hand side. A good size dual aspect sitting room, with feature bow window, lies to the front whilst glazed double doors lead to the rear dining area. This social space is also dual aspect and is open-plan to the light and airy kitchen/breakfast room, fitted with a range of cream shaker style units, with integrated fridge/freezer, dishwasher and cooking appliances, capped with wood effect work surfaces and complimented by tiled splashbacks. To rear is a conservatory perfect for taking in the far reaching views. To the right hand side of the reception hall is a cloakroom, three double bedrooms, two of which are dual aspect and have fitted wardrobes, and bathroom with two piece matching white suite and separate shower cubicle.

## Services

Mains electric and water are understood to be connected to the property. Oil fired boiler located on the exterior rear elevation supplies heating and hot water. Soakaway drainage.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: F

## EPC Rating: E

## 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.

## Outside

The Firs sits centrally within its plot with useful and well utilised outside space to all aspects. To front is a south facing lawned garden with mature shrubs to

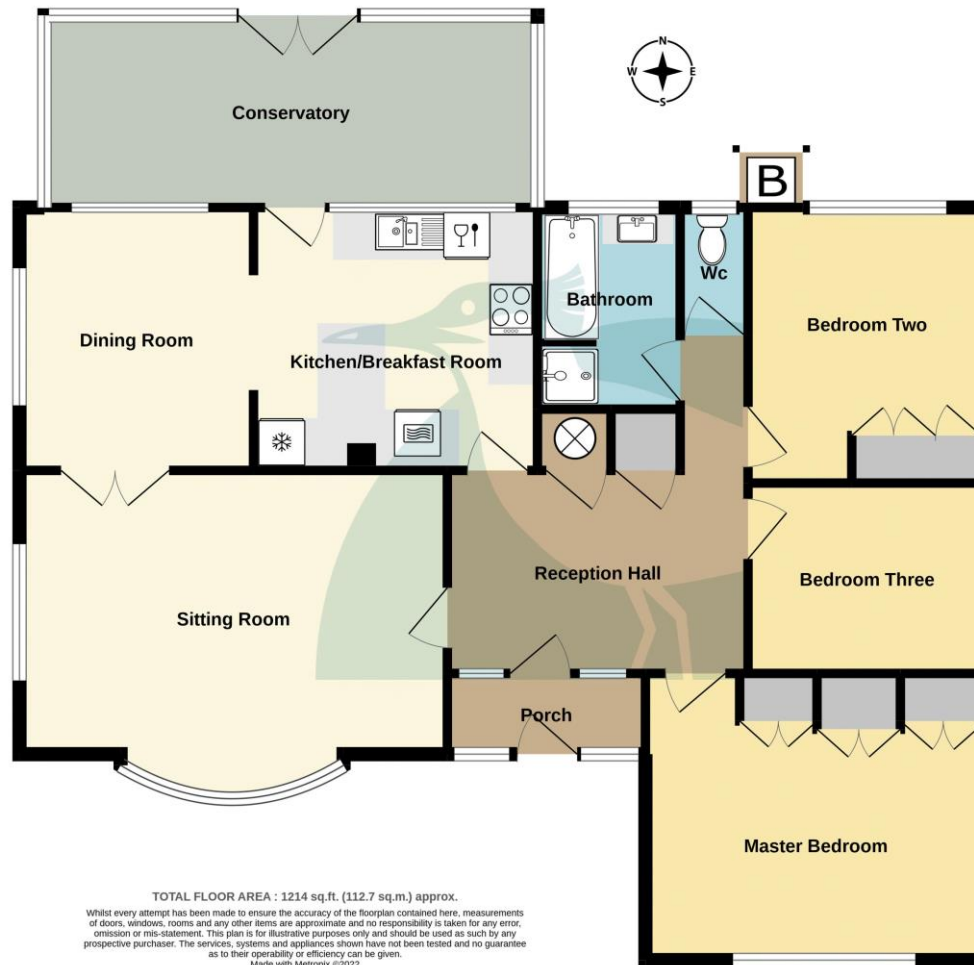




To view this property call Colebrook Sturrock on **01304 381155**



Ground floor  
1214 sq.ft. (112.7 sq.m.) approx.



### Porch

7' 4" x 3' 7" (2.23m x 1.09m)

### Reception Hall

12' 6" x 8' 5" (3.81m x 2.56m)

### Sitting Room

17' 10" x 11' 9" (5.43m x 3.58m) plus bay.

### Dining Room

10' 10" x 8' 10" (3.30m x 2.69m)

### Kitchen/Breakfast Room

11' 10" x 10' 10" (3.60m x 3.30m)

### Master Bedroom

14' 2" x 11' 11" (4.31m x 3.63m)

### Bedroom Two

11' 5" x 9' 11" (3.48m x 3.02m)

### Bedroom Three

9' 11" x 7' 11" (3.02m x 2.41m)

### Bathroom

8' 4" x 5' 11" (2.54m x 1.80m)

### Cloakroom

5' 1" x 2' 10" (1.55m x 0.86m)

### Conservatory

20' 7" x 8' 0" (6.27m x 2.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	42   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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