



3 Manor View, Lower Road  
Temple Ewell, Dover, CT16 3PU  
£640,000

[colebrooksturrock.com](http://colebrooksturrock.com)







# 3 Manor View

Lower Road, Temple Ewell, Dover

A beautifully presented, detached family home offering generous living space, attractive gardens with delightful rear views, set within a peaceful cul-de-sac location.

## Situation

Manor View lies on the outskirts of the picturesque village of Temple Ewell which stands on the River Dour. This pretty village provides amenities for everyday needs, with a popular primary school and easy access to the local railway station at Kearnsey. The Mews are a stroll away from the stunning lakes and gardens of Kearsney Abbey, with nearby Russell Gardens and Bushy Ruff also providing pleasant walking and picnic areas. Whitfield lies to the north-east with main brand superstores, and the harbour town of Dover beyond has an impressive marina, watersport facilities, ferry service to the continent and a mainline railway station, including the Javelin high speed link to London St Pancras. From the A2 at Whitfield there is access to the southern motorway network including the cathedral city of Canterbury.

## The Property

A rare opportunity to own one of the select few homes in the sought-after Manor View development on the outskirts of the picturesque village of Temple Ewell. Built in 2020 to an exceptional specification, these properties offer superb modern living and make excellent family homes. You are welcomed into a light and spacious entrance hall, complete with a convenient cloakroom, storage, and access to the impressive open-plan kitchen/dining room spanning the full width of the property. This beautifully designed space features double doors opening onto the delightful garden, offering glorious views beyond. The kitchen is stylish and well-appointed, complimented by contemporary coloured high gloss units incorporating a range of integrated NEFF appliances to include a dishwasher, fridge, freezer, and oven and beautiful Quartz worktops. A handy utility room is accessed via the kitchen and provides private internal access to the garage. Upstairs, a generous landing leads

to five well-proportioned double bedrooms. The master bedroom benefits from a sleek, fully tiled, modern en-suite shower room, while a contemporary family bathroom serves the remaining four bedrooms.

## Outside

The large double garage comes complete with power and light and can be accessed both via the rear garden and the utility itself. The rear garden has an open lawn as well as a large area of patio to enjoy whilst looking out over the lovely rear views. To the front of the property the driveway provides off street parking for multiple vehicles as well as front access into the double garage and side access via a high timber gate.

## Services

All mains 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: F**

**EPC Rating: B**

## 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**





## Entrance Hall

11' 11" x 9' 6" (3.63m x 2.89m)

## Cloakroom/WC

6' 1" x 3' 5" (1.85m x 1.04m)

## Sitting Room

18' 4" x 12' 5" (5.58m x 3.78m)

## Kitchen/Dining Room

29' 0" x 13' 1" (8.83m x 3.98m)

## Utility Room

6' 10" x 8' 2" (2.08m x 2.49m)

## Landing

## Principal Bedroom

14' 9" x 12' 5" (4.49m x 3.78m)

## Ensuite

7' 10" x 6' 7" (2.39m x 2.01m)

## Bedroom Two

12' 2" x 10' 7" (3.71m x 3.22m)

## Bedroom Three

11' 2" x 9' 10" (3.40m x 2.99m)

## Bedroom Four

11' 3" x 9' 6" (3.43m x 2.89m)

## Bedroom Five/Study

17' 0" x 14' 4" (5.18m x 4.37m)

## Bathroom

9' 3" x 6' 7" (2.82m x 2.01m)

## Double Garage

18' 10" x 18' 1" (5.74m x 5.51m)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

17 The Strand, Deal, Kent, CT14 7DY

t: 01304 381155

walmer@colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Hawkinge • Saltwood • Sandwich