



2 Coronation Villas Chapel Hill
Eythorne, Dover, CT15 4BD
£285,000

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2 Coronation Villas

Chapel Hill, Eythorne, Dover

A well-presented semi-detached family home set within the countryside enjoying a south-westerly aspect and no onward chain.

Situation

Eythorne, along with the nearby village of Shepherdswell, offers a range of local amenities including convenience stores, with Eythorne Village Store also providing a Post Office service. The village is home to a primary school, while Shepherdswell - just 1.5 miles away - benefits from a railway station with regular services between Dover and Canterbury, and onward connections to London. For high-speed travel, Dover Priory station is approximately 5 miles away and offers fast services to London St Pancras. The village is bordered to the south by the picturesque Waldershare Park, and the surrounding countryside provides a wealth of opportunities for walking, cycling, and horse riding, making it an ideal setting for those who enjoy outdoor pursuits.

The Property

This well-presented family home enjoys an attractive private garden and a pleasant outlook with distant views of the surrounding countryside. Inside, the large and welcoming sitting room features a bay window and an open fireplace. The spacious dining room sits to the rear, adjacent to the kitchen, creating a natural flow throughout the ground floor. The kitchen is fitted with matching oak cabinetry and a breakfast bar whilst French doors open onto the rear patio, giving direct access to the garden. Stairs rise to the first-floor landing, where you will find two double and one single bedroom arranged over the first and second floors, following a loft extension, all served by a family bathroom on the first floor, complete with both a corner bath and separate shower. This chain free home benefits from double glazing, including a selection of recently fitted windows to the front, and is centrally heated via a gas boiler, neatly housed within the bathroom storage cupboard.

Outside

The front is considered low maintenance, set back from the road behind a low retaining brick wall. A shared alley provides side access via a high timber gate to the private rear garden. The generous south-west facing garden is laid mainly to lawn and bordered by mature trees and shrubs which provide a good degree of privacy. Adjacent to the house, a raised patio offers the perfect spot for outdoor seating, leading onto the wide expanse of neat lawn. To the rear, a newly installed garden room, with power, offers a versatile space, ideal for use as a home office or studio.

Services

All main services are understood to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

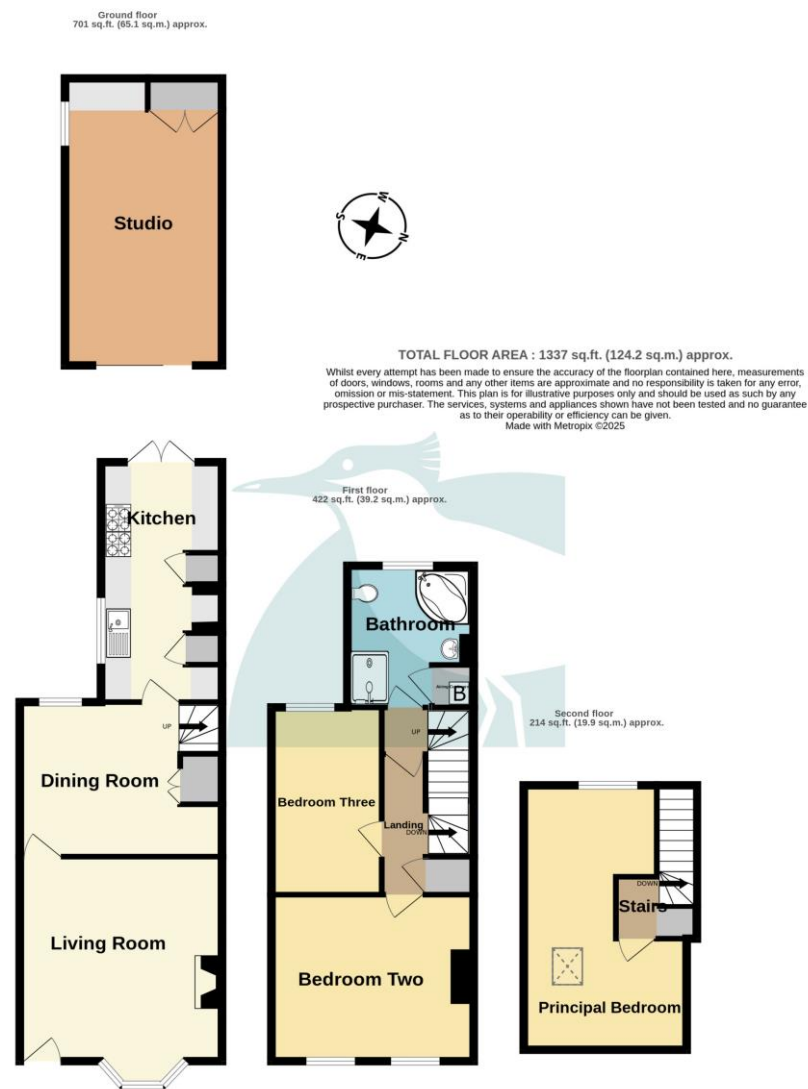
EPC Rating: D

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 381155**



Sitting Room

14' 2" x 13' 9" (4.31m x 4.19m)

Dining Room

11' 1" x 10' 11" (3.38m x 3.32m)

Kitchen

16' 11" x 8' 3" (5.15m x 2.51m)

First Floor

Principal Bedroom

13' 8" x 11' 9" (4.16m x 3.58m)

Bedroom Three

13' 3" x 7' 6" (4.04m x 2.28m)

Bathroom

10' 0" x 8' 7" (3.05m x 2.61m)

Second Floor

Bedroom Two

18' 8" x 11' 9" (5.69m x 3.58m)

Studio

20' 3" x 10' 4" (6.17m x 3.15m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

17 The Strand, Deal, Kent, CT14 7DY
t: 01304 381155
walmer@colebrooksturrock.com



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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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