



Kenyon, Egerton Road
Temple Ewell, Dover, CT16 3AF
£675,000

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Kenyon

Egerton Road, Temple Ewell, Dover

A striking art deco inspired family home offering comprehensively refurbished and well-proportioned accommodation.

Situation

Kenyon is positioned on a quiet private road yet within easy reach of local amenities and transport links. The picturesque village of Temple Ewell stands on the River Dour and provides amenities for everyday needs, with a popular primary school and easy access to the local railway station at Kearsney. The stunning lakes and gardens of Kearsney Abbey are close at hand, 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

Following a comprehensive five year renovation, Kenyon has been transformed into a stylish and beautifully designed family home boasting space and light throughout, whilst subtle features highlight the property's 1930's heritage. The versatile accommodation within exudes craftsmanship and functionality with generous dual aspect sitting room and a superb and comprehensively fitted kitchen/dining room, both opening onto the south-westerly facing garden. In addition there are two further reception rooms in the form of a study and family/play room plus an enviable utility room, ground floor shower room and further ground floor cloakroom off of the formal entrance hall. A separate front entrance give practical access directly into the sky-lit, dual aspect kitchen/dining room, perfect for family life. To the first floor, where

a further sky light illuminates the landing, are four double bedrooms and a luxurious characterful bathroom complete with large walk in shower enclosure.

Outside

Good sized, enclosed, lawned gardens wrap around the property and enjoy a south-westerly aspect, whilst a generous patio runs along the full width of the rear elevation, complete with a shade giving pergola. To front a block paved driveway offers ample off road parking and is bounded by attractive art deco inspired low retaining wall.

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: TBC

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**

Ground floor
1232 sq.ft. (114.5 sq.m.) approx.

First floor
741 sq.ft. (68.8 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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TOTAL FLOOR AREA : 1973 sq.ft. (183.3 sq.m.) approx.

Sitting Room

29' 9" plus bay x 10' 10" (9.06m x 3.30m)

Study

10' 4" x 10' 4" (3.15m x 3.15m)

Cloakroom

6' 0" max x 3' 11" (1.83m x 1.19m)

Kitchen/Dining Room

L-shaped 23' 1" x 22' 6" (7.03m x 6.85m)

Utility Room

9' 11" x 6' 7" (3.02m x 2.01m)

Shower Room

10' 0" x 4' 7" (3.05m x 1.40m)

Family Room

17' 3" x 9' 5" (5.25m x 2.87m)

First Floor

Master Bedroom

15' 10" x 10' 10" (4.82m x 3.30m)

Bedroom Two

13' 7" plus bay x 10' 10" (4.14m x 3.30m)

Bedroom Three

12' 7" x 10' 8" (3.83m x 3.25m) plus recess

Bedroom Four

10' 4" x 10' 4" (3.15m x 3.15m)

Bathroom

Irregular shape 14' 3" max x 7' 11" max (4.34m x 2.41m)



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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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