



MINNIS LODGE, Newcastle Lane, Ewell Minnis, Dover, CT15 7DY

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MINNIS LODGE

Newcastle Lane, Ewell Minnis, Dover, Kent,
CT15 7DY

Guide Price £650,000 Freehold

A rare opportunity to acquire a large detached bungalow in a plot of approximately 1.66 acres situated in the sought after village of Ewell Minnis. The property is currently set out to include a large attached annex, however it is thought the layout could be reconfigured to create a spacious family home. The rooms are bright and spacious, there are currently six bedrooms in total, two bathrooms and two kitchens.

Outside the property is approached via a large drive providing ample off road parking, the garden surrounds the bungalow and overlooks the additional paddock which is fence enclosed and has its own gated entrance.

- Large Detached Bungalow
- Extremely Versatile Accommodation
- Huge Potential To Reconfigure & Modernise
- Large Attached Annex
- Ample Space For Those Who Work From Home
- Paddock Of 1.34 Acres
- Large Gardens of 0.32 Acres
- Total Plot Size Of 1.66 Acres
- Various Outbuildings & Detached Garage
- No Forward Chain
- Pretty Rural Location

Directions

From Dover town centre head out of the town along the A256 signposted Canterbury and turn left on to the Alkham Valley Road towards Kearsney Abbey and proceed for 1.4 miles. Turn right on to Wolverton Hill. At the top of the hill turn right at the telephone box on to Newcastle Lane (a no through road). Minnis Lodge can be found as the 5th house on your right hand side.

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Main House

Minnis Lodge offers extremely flexible accommodation and has been set up as a family home with a good size attached annex. The rooms are bright and spacious and it is thought the layout could be altered to create a fabulous family home. Alternatively, the current layout lends itself very well to those who work from home or require annex facilities.

Grounds and Gardens

The property is approached by a large driveway with parking for several cars. The immediate garden surrounding the bungalow extends to 0.32 acres and there is an additional paddock with its own separate entrance which extends to 1.34 acres giving a total plot size of 1.66 acres (0.67 hectares). There are several timber sheds and outbuildings and a detached double garage. The main garden is mainly laid to lawn and has a large ornamental fish pond with water feature.

Surrounding Area & Local Amenities

Ewell Minnis is conveniently located just under 4.5 miles from Dover town centre with its excellent range of shopping facilities. Slightly out of town are a good range of supermarkets, sport and leisure facilities and miles of walking through the beautiful scenery in the Alkham valley.

The city of Canterbury lies just over 13 miles away with its wide range of shopping, leisure and educational facilities.

The A2 is easily accessible with its links to the M20 towards London.

Council Tax: Band 'F' according to voa.gov.uk. Dover District Council.

Date: These particulars were prepared on 15th February 2022

Viewing: Strictly by appointment with Finn's Canterbury. Telephone 01227 454111

Mains drainage.

Calor gas central heating.

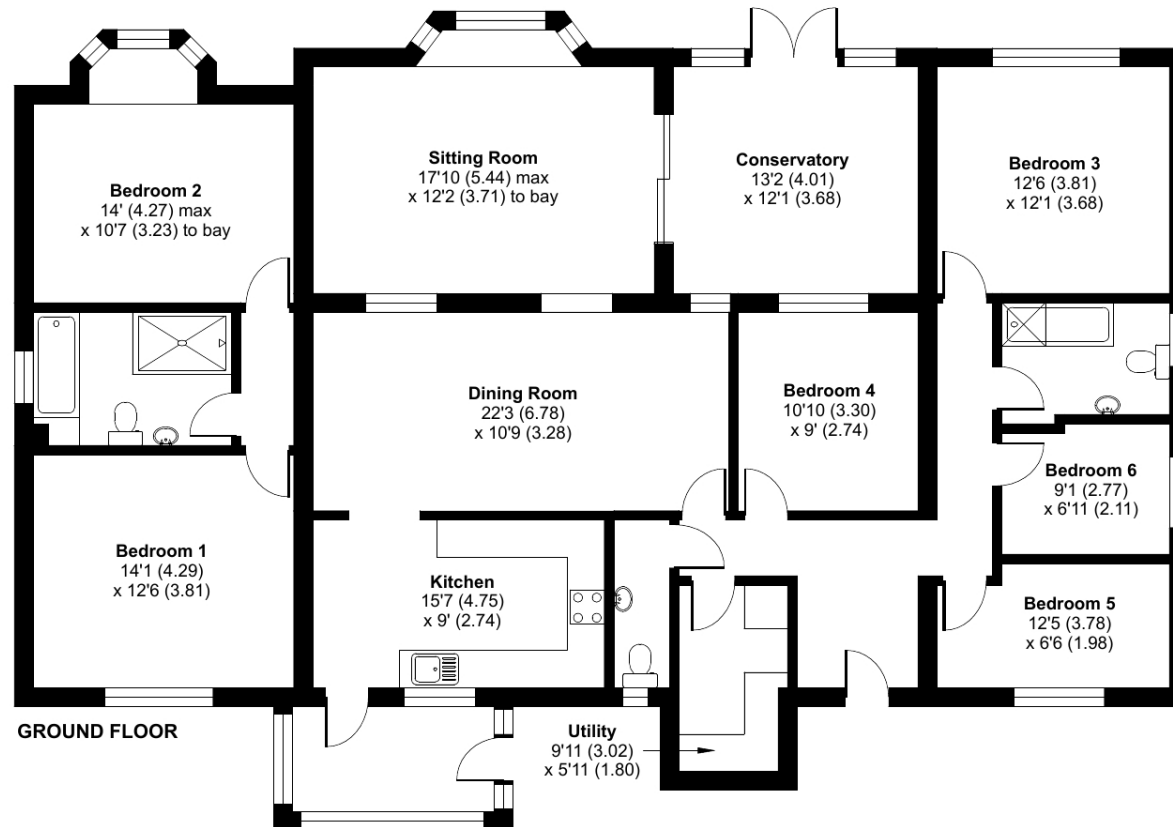
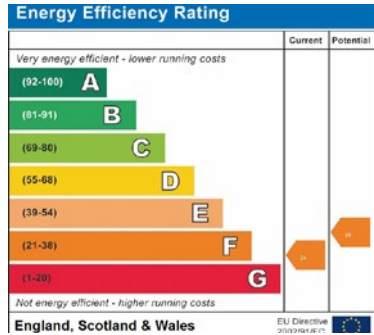


Approximate Area = 2130 sq ft / 197.8 sq m

For identification only - Not to scale



Garden
Approximate
183'7 (56.00)
x 154.1 (47.00)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Finns. REF: 812985

Finn's Canterbury

82 Castle Street,
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

Finn's Sandwich

1-3 King Street,
Sandwich
Kent CT13 9BY
Sales: 01304 612147
Lettings: 01304 614471

Finn's St Nicholas At Wade

The Packhouse Site,
Wantsum Way,
St Nicholas At Wade
Kent CT7 0NE
Sales: 01843 848230



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.



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