



FOUNDATION

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6 St Marys Court, Nonington, Dover CT15 4JX

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS



Leasehold



## 6 St Marys Court, Nonington, Dover CT15 4JX

- Ground Floor Apartment With Private Garden
- Brand New Quartz Topped Kitchen Breakfast Room
- Separate Utility Room For Laundry Appliances
- Sitting Room & Double Glazed Conservatory
- Enchanting 60 Ft Landscaped Rear Garden
- Two Double Bedrooms & Shower Room
- Private Recently Laid Driveway
- Rural Location Close To Canterbury

The village of Nonington has an active community with a village hall and a primary school, whilst nearby village of Aylsham offers a wider range of local services, including several shops and businesses and a mainline station. Nonington is surrounded by some truly beautiful countryside, with plenty of walks and footpaths, including the grounds of the beautiful Fredville Park surrounded by its ancient oak trees, making this an ideal location for anyone who enjoys the outdoors.

The cathedral city of Canterbury is approx. 12 miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross

and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The historic market town of Sandwich is just 7 miles away. This is one of the Cinque Ports and a bustling little town with many independent shops and restaurants, good facilities, and a lovely quay. While once a major port, it is now two miles from the sea and its historic centre is preserved as a conservation area. It offers a good range of shops, restaurants, and a mainline station with a high-speed link to Ashford and London St Pancras.

The town is well served with a fine selection of state, private and grammar schools, including the renowned Sir Roger Manwood's. Sandwich is surrounded by lovely countryside that has many good country walks and bridle paths, whilst Sandwich Bay is home to numerous nature reserves and two world class golf courses, the Royal St. George's Golf Club, and the Princes' Golf Club.





**DESCRIPTION:**

A spacious two-bedroom ground floor apartment with an impressive 60ft landscaped private garden, set within the delightful village of Nonington. This peaceful location backs onto oak trees and paddocks and is perfect for anyone looking for a combination of a rural and a village location.

There have been some wonderful enhancements made to this property, including an extensive driveway added to the front, a brand-new quartz topped kitchen, a new shower room and a splendid, landscaped rear garden.

A low evergreen hedge and small pathway leads you to the glazed front door, which opens into a small lobby area with ample space for coats and shoes.

To the left there is a brand-new kitchen breakfast room with views of the front garden, an array of shaker style units supplied and fitted from Howdens have been finished



with quartz work tops. Whilst to the left of the kitchen, there is a dual aspect utility room with plenty of room for appliances.

A large lounge area is in the heart of the apartment and has a delightful feature fireplace. This room flows into an inviting double-glazed conservatory overlooking the wonderful garden and the abundance of wildlife.

To the rear of the apartment, there are two double bedrooms, both with fitted wardrobes and a newly fitted shower room with separate WC. The main bedroom is more generous in size and has a glass fronted wardrobe and stunning views of this beautiful garden.

**OUTSIDE:**

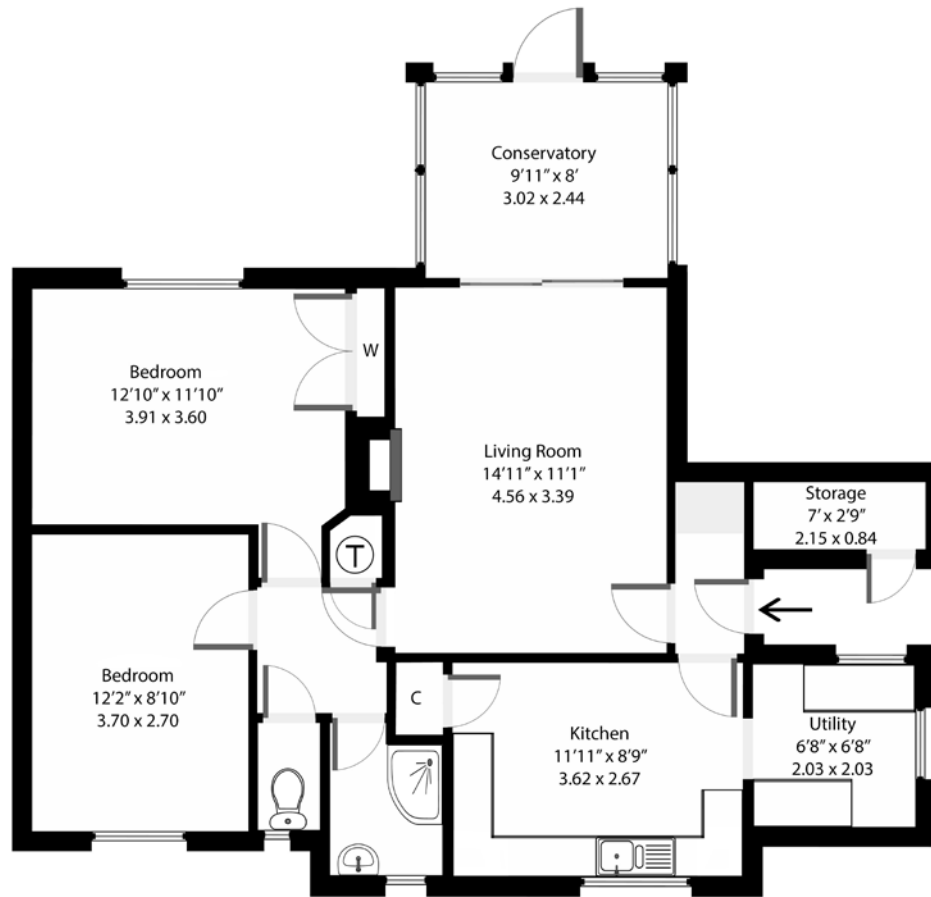
The garden is a stunning asset to this property, backing onto mature oak trees, it feels private and peaceful. The current owner

has done an impressive job of landscaping this space to incorporate a porcelain patio, a raised bed and herb garden. The garden is over 60ft long and has a lovely lawn with wildflower meadow to attract wildlife and a magnificent magnolia tree. Squirrels and birds are a joy to watch from the numerous seating areas around the garden.

There is a large front garden private to this apartment with a large block paved driveway, bordered by evergreen hedges, and nicely planted borders. To the right of the front door there is an old coal shed perfect for housing bikes or other garden utensils.

**AGENTS NOTE:**

The property is leasehold, and we understand the lease term was 90 years from 2024. We understand from the vendor that the maintenance charges are approximately £480 a year.



TOTAL FLOOR AREA: 793 sq. ft (74 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
A



GENERAL INFORMATION  
Mains Services, lease 90 years from 2024, yearly  
maintenance charge of approx. £480

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