



FOUNDATION

01227 752617

[sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk)

[www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)



Sundowners, London Road, River, CT17 0SF

5 BEDROOMS | 4 BATHROOMS | 3 RECEPTIONS

Freehold



## Sundowners, London Road, River CT17 0SF

- Striking Substantial Detached Residence
- Over 2500 Sq.Ft Of Versatile Accommodation
- Stunning South Facing Views From Many Rooms
- Open Plan Living Areas & Conservatory
- Potential For Self-Contained Annexe
- Four/Five Bedrooms & Four Bathrooms
- 0.28 Acres & Balcony & Sun Terrace
- Driveway & Double Garage

River is a beautiful village situated between the historic town of Dover and the neighbouring village of Temple Ewell. It is 1 mile south west of the A2 and 2 miles north of the A20, there is a railway station at Kearsney, just a ten minute walk away, it provides direct access into the Cathedral city of Canterbury with its bustling high street and vibrant art and theatre scene. The property has close proximity to Kearsney Abbey, which is open to the public, are laid out as fabulous informal parkland around two ornamental lakes, with the River Dour flowing through.

The nearby town of Dover has a small selection of shops and restaurants whilst the marina curve and promenade has a great outdoor scene with a wider selection of bars and live music. The famous English Heritage site 'Dover Castle' has many outstanding events during the year and attracts tourists from all over the world. Dover has high speed links to London in 68 minutes and is just a short cycle/drive from the property. The area has a wide variety of primary and secondary

education to choose from with grammar schools available in Dover and Sandwich in addition to private education. Dover port provides ferry crossings to the continent in less than an hour.

The arty seaside town of Folkestone is just a short drive away and the regeneration has been underway for a few years and involves everything from the new creative quarter, improved transport links and the huge redevelopment project along the seafront. The Coastal Park attracts runners, walkers, and cyclists as they take the paths through the landscaped gardens and along the promenade to Sandgate and Hythe. There is also the world's first multi storey skate park which has just opened in the centre of town, the building itself is an architectural statement and was designed by Holloway studios, it also has a boxing gym, a climbing wall and bouldering room.

For those wanting to reach the continent, Folkestone to Calais can be achieved in 35 minutes via the Euro tunnel.



#### DESCRIPTION:

A substantial detached five bedroomed residence built in 2004 to replicate the architecture of the Edwardian property adjacent. It was thoughtfully designed to blend with its handsome neighbour with similar bay windows, stained glass detail and an arched doorway. Reception rooms enjoy a southerly facing aspect, and splendid views with direct access to the balcony which spans the full width of the property.



Sundowners is elevated overlooking rolling countryside and occupying a generous 0.28 acre plot which balances with its equally sizeable interior. There is over 2500 sq.ft of well-presented and particularly versatile accommodation, with an opportunity for the lower ground floor to be converted into a self-contained annexe ideal for multi-generational living or to provide additional income as a holiday let.

The façade is an attractive mix of hung tiles, exposed brick and oak framed leadlight

windows, with the apex exposing the timber frames, giving the property a depth of character and individuality. The door opens into a grand entrance hall with beautiful oak staircase, to the left there is an open plan kitchen breakfast room which leads directly onto a conservatory. The kitchen has an array of floor and wall units which integrate a fridge freezer, double oven and breakfast peninsula.

There is an open plan family room which is currently configured as a dining area and sitting room which enjoys an open fireplace encompassed in a limestone surround, whilst the French doors open onto the balcony where the living area spills onto a wonderful sun terrace.

The ground floor is further enhanced by a utility area off the kitchen, whilst from the entrance hall there is a cloakroom and direct access into the garage. To the first floor one will find a large galleried landing leading to four bedrooms and three bathrooms, two of

which are ensuite shower rooms. The lower ground floor has a 30 ft family room which is currently used as a games area/cinema but could be divided to offer an additional bedroom and living area ideal for a relative or teenager looking for independence. There is a small shower room and an area which could offer a kitchenette, with access to a lovely, shaded veranda.

#### OUTSIDE:

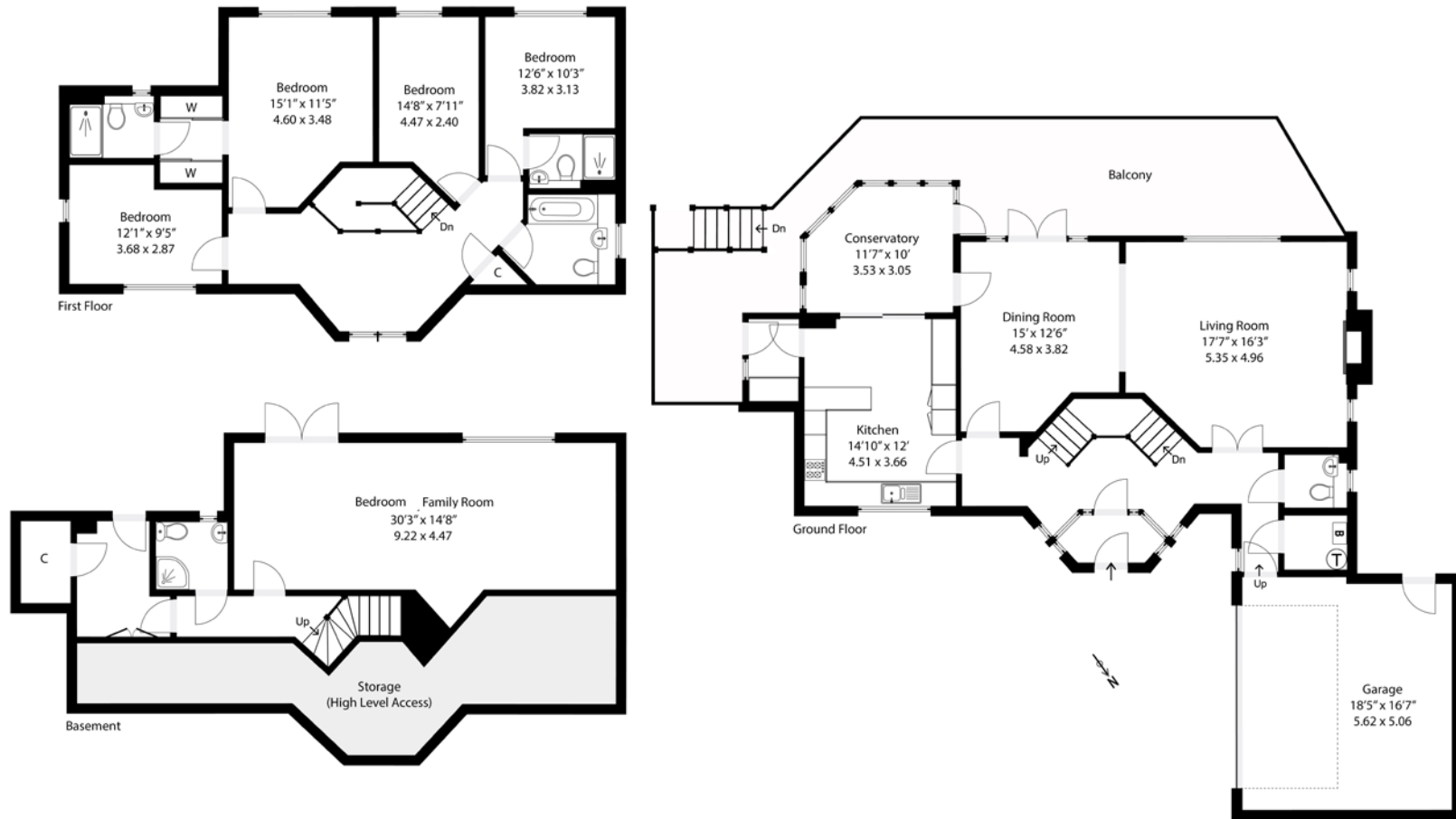
Sundowners occupies a generous 0.28 acre plot of beautifully tiered gardens, overlooked by a large balcony and sun terrace which spans the full width of the property. From the lower ground floor there is a shaded veranda which leads to a gravelled area in which there is a table and chairs, whilst from the living areas the balcony expands into a sun terrace. To the front of the property the drive offers space for several cars and the drive leads to a double garage.











TOTAL FLOOR AREA: 2829 sq. ft (263 sq. m)  
 HOUSE: 2829 sq. ft (263 sq. m)  
 GARAGE: 302 sq. ft (28 sq. m)



EPC RATING  
 C



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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