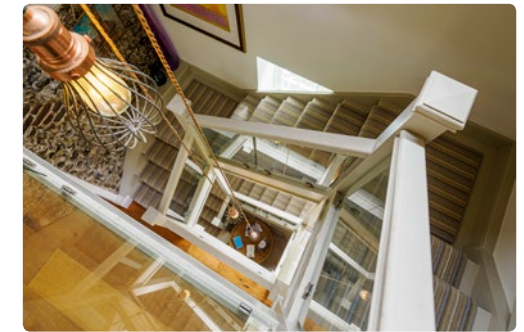




Old Mill Cottage, Mill Street, Temple Ewell, Dover CT16 3DN

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold

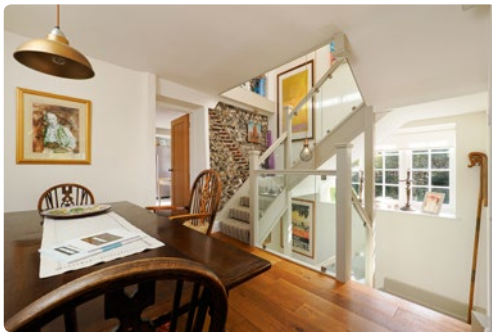


Old Mill Cottage, Mill Street, Temple Ewell, Dover CT16 3DN

- Characterful Three Bedroom Residence
- Sympathetically Converted & Extended
- Almost 1500 Sq.Ft Of Versatile Accommodation
- Open Plan Living Area & Kitchen Breakfast Room
- Bespoke Windows, Oak Staircase & Flooring
- Breakfast Patio & Raised Decked Sun Terrace
- 160Ft Rear Garden Set Alongside The Mill Race
- Nestled In The Heart Of Temple Ewell Village

Temple Ewell is a beautiful village with a close community and a village pub, it situated close to the historic town of Dover and the neighbouring village of River, it offers an abundance of walks through the North Downs. It is 1 mile southwest of the A2 and 2 miles north of the A20, and a railway station at Kearsney provides direct access to London. Whitfield offers excellent access to the A2 road network and has a convenient supermarket and DIY store. The property has close proximity to Kearsney Abbey, which is open to the public, and laid out as fabulous informal parkland around two ornamental lakes, with the River Dour flowing through. Nearby Alkham is a beautiful village nestled between Folkestone and Dover and is the perfect spot to enjoy long walks through rolling countryside and finishing in the Marquis of Granby gastro pub. The nearby town of Dover, just over 2 miles away, 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 Canterbury. The arty seaside town of Folkestone is just 8 miles away, the regeneration has been underway for a few years and involves everything from the new creative quarter, improved transport links and the redevelopment project along the seafront. The Coastal Park attracts walkers and cyclists as the paths weave through the landscaped gardens and along the promenade to Sandgate and Hythe. For those wanting to reach the continent, Folkestone to Calais can be achieved in 35 minutes via the Euro tunnel. The cathedral city of Canterbury approx. 15 minute drive, is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a mix of independent retailers.



DESCRIPTION:

A splendid three bedroomed residence which displays a wonderful blend of old and new and was sympathetically extended and converted in 1980's. Old Mill Cottage has parts that date back to the 19th century and is blooming in character and charm with modern enhancements presented throughout.

This exquisite home showcases beautiful, exposed flint work and internal beams, reflecting its rich heritage. The façade, a captivating mix of brickwork and knapped flint, features a classic Kent peg roof and meticulously crafted windows that replicate the originals, preserving the cottage's historical essence.

Old Mill Cottage spans almost 1,500 square feet of quirky yet luxurious accommodation which is spread over three floors, offering open plan living, balanced with spacious bedrooms and a bathroom/WC on every level. It is set within a generous plot, with an



enchancing 160 ft garden meandering alongside the tranquil mill race, providing a serene atmosphere for outdoor enjoyment.

The current vendors have significantly enhanced the property by reconfiguring the layout and replacing all the windows. An elegant oak staircase adds a modern touch, while engineered oak flooring flows seamlessly throughout the living area.

The front door opens into a spacious entrance hall, with two double bedrooms flanking a central shower room. The stunning oak staircase leads to the open-plan living areas, where the triple-aspect living room offers ample space for dining and relaxation, enhanced by French doors that open directly onto the raised sun terrace.

The kitchen breakfast room is a culinary delight, featuring an array of wall and floor units, which integrate all main appliances. A

convenient WC is also located on this floor, adding functionality to the home.

On the second floor, the principal bedroom boasts an impressive expanse of fitted wardrobes and a luxurious ensuite bathroom complete with a separate bath, walk-in shower, WC, and basin.

OUTSIDE:

The enchanting garden, with its gentle trickle of water from the mill race, invites peaceful moments on the sun terrace, breakfast patio or amid the lush greenery. From the living area, a raised wooden-framed sun terrace beckons, perfectly positioned to capture the evening sunshine.

Old Mill Cottage is not merely a residence; it's a beautifully curated blend of historic charm and contemporary living, offering a truly idyllic lifestyle in a wonderful village.





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Approximate Gross Internal Area (Excluding Terrace and Car Port) = 136 sq m / 1461 sq ft
Car Port = 24 sq m / 255 sq ft
Total = 160 sq m / 1716 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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TOTAL FLOOR AREA: 1561 sq. ft (136 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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