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Cerne House, Easole Street, Nonington, Dover, CT15 4EU

5 BEDROOMS | 2 BATHROOMS | 4 RECEPTIONS



Freehold

Cerne House, Easole Street, Nonington, Dover, CT15 4EU

- Charming Period Detached Residence
- Almost 2200 Sq.Ft Of Characterful Accommodation
- Kitchen Breakfast Room & Separate Utility
- Four Receptions & South Facing Conservatory
- Flourishing In Period Features
- Latch Key Doors & Open Fireplaces
- Set Within 0.38 Acres Of Beautifully Landscaped Gardens
- Barn Style Studio – Potential Annexe STPC



SITUATION:

The village of Nonington has an active community with a village hall, local pub and a primary school, whilst the nearby village of Aylesham 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.



A charming, period, detached residence, lovingly renovated by the current owners who have restored original features while incorporating modern enhancements. These include the replacement of many windows, carefully ensuring fine joinery and replicating the originals.

Built in the early 1800s and significantly extended over the years, the property now offers five bedrooms and over 2,200 sq. ft. of beautifully presented accommodation, flourishing with period features such as exposed panelling, stripped floors, latch-key doors, and elegant fireplaces.

Cerne House is set within a generous 0.38-acre plot of immaculately presented gardens and grounds. The property also benefits from an extensive driveway, carport, workshop, and large barn-style studio, which could offer potential for conversion into a self-contained annexe (subject to planning consent). The front façade is particularly idyllic, with a brick-laid pathway leading to a handsome front door. The entrance lobby, with stained



glass windows and tiled flooring, has original doors opening into the main house, where stairs are directly opposite. To the right, there is a dual-aspect dining room with an exposed brick inglenook fireplace, which encompasses a wood-burning stove beneath an oak bressummer beam.

The kitchen breakfast room sits at the rear of the property and has been significantly enhanced, featuring a granite-topped island and several new appliances fitted around an array of units. The most recent extension offers a breakfast dining area, completely transformed with aluminium bi-fold doors and a vaulted, panelled ceiling. This space is complemented by a utility room with a butler sink and ample space for laundry appliances. The triple-aspect living room enjoys wonderful views of the garden and features bay window French doors leading to the patio. It also has direct access to the south-facing conservatory.

Stairs lead to the first floor, where the layout has been reconfigured, creating a principal

bedroom with fitted wardrobes and an ensuite shower room. There are three additional bedrooms and a well-appointed family bathroom, while another set of stairs leads to a double loft room, ideal for children sharing or a teenager seeking independence and space.

OUTSIDE:

Cerne House occupies .38 acres of enchanting gardens, landscaped by the owners who have planted many trees, a vegetable patch, and added numerous seating areas among the colourful borders.

To the side of the property, there is ample parking, which leads to the workshop, carport, and barn-style studio, offering potential for conversion into a self-contained annexe (subject to planning consent).

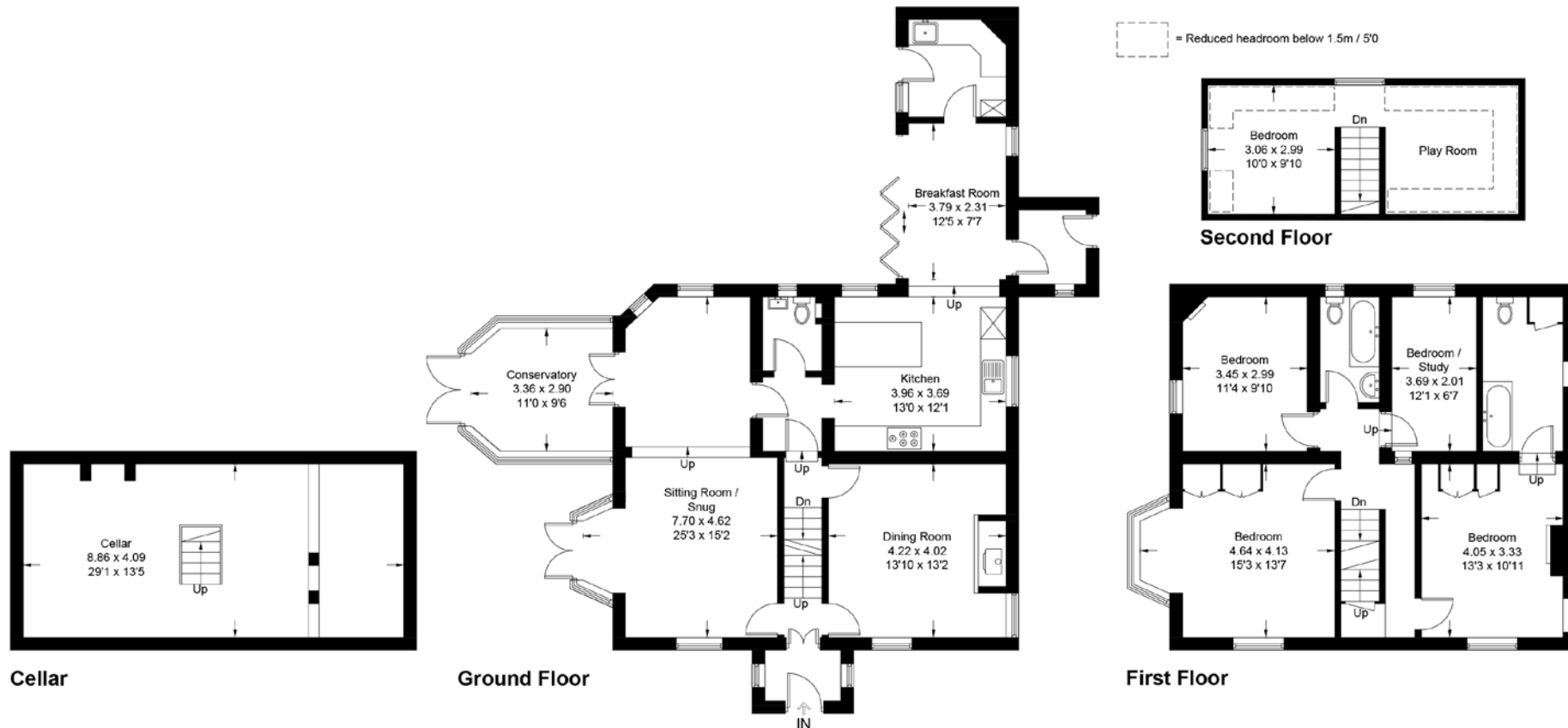
From the driveway, there is access to the house via a pitched porch, providing plenty of room for coats and shoes. This leads directly into the kitchen breakfast room.











TOTAL FLOOR AREA: 2585sq. ft (240 sq. m)
HOUSE: 2188 sq. ft (203 sq. m)
CELLAR: 397 sq. ft (36 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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