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1 Golgotha, Eythorne Road, Shepherdswell, Dover CT15 7PP

4 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

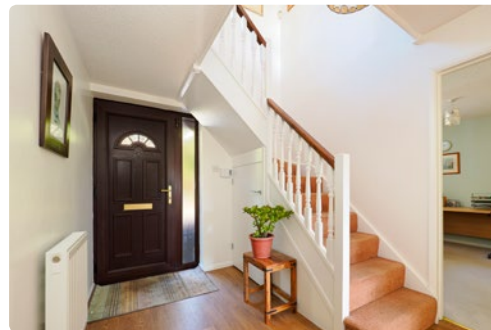




Freehold

## 1 Golgotha, Eythorne Road, Shepherdswell, Dover CT15 7PP

- Splendid Substantial Detached Residence
- Almost 1700 Sq.Ft Of Versatile Accommodation
- Four/Five Bedrooms & A Large Family Bathroom
- Bi-Fold Doors From The Living Area
- Kitchen Breakfast Room With Separate Utility Area
- Beautifully Presented Throughout
- Set Within 0.28 Acres Of Beautiful Grounds
- Extensive Parking & Garage



### SITUATION:

The property is sat elevated on Eythorne Road, just a few hundred yards to Shepherdswell station which has direct links to London. The village focuses on community with a local primary school, a park area, doctors' surgery, village hall which hosts events including charity sales and a pre-school playgroup. The village pub is the Grade II listed Bell by the village green, near to the church. Additionally, the village has a Co-op mini-supermarket, and you will find a hearty breakfast at the Colonel's Café on the Heritage Railway at Shepherdswell. Stop for lunch at the National Trust Visitor Centre Café or The Vineyard in the Valley Café.

Lydden is just a few miles away and benefits from a lovely country pub called The Lydden Bell or sample the local ale at the Carpenters Arms in nearby Coldred. Less than six miles away one will find the port town of Dover, with its brooding castle, iconic White Cliffs, and a wealth of entertainment.

including two cinemas, a theatre and the St James' retail and leisure complex.

The town centre of Folkestone is situated less than 10 miles away with its arty vibe, thriving harbour and beautiful beaches this is a wonderful place to have close by. The high speed into London will take you under an hour from Folkestone central. Heading further afield The Eurotunnel and Port of Dover is also close by.

Less than 20 minutes to the north lies Canterbury with its Cathedral, the Marlowe Theatre and Concert Hall and a wealth of galleries. Canterbury hosts an annual festival with a wide range of musical events from opera and symphony concerts to world music, jazz and folk – there is always more to discover. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities.





#### DESCRIPTION:

A substantial detached residence set within a generous plot of 0.28 acres, featuring beautiful south-facing gardens and offering almost 1,700 sq.ft. of spacious and versatile accommodation. Nestled in the village of Shepherdswell, the property enjoys a rural position overlooking rolling countryside, while still providing easy access to the Cathedral city of Canterbury.

Built in the mid-1980s, Golgotha has been lovingly maintained by one family over the past 11 years. They have made several enhancements, including a complete overhaul of the heating system, the replacement of many windows and doors, and numerous improvements to the garden.

The façade showcases a blend of exposed brick and dark wood-effect windows. An integral garage complements the property, and the front door is situated beneath a pillared canopy.



At the heart of the home lies a large entrance hall featuring an elegant staircase leading to the first floor. To the left, you'll find a study or guest bedroom, while to the right there is a formal dining room.

The kitchen breakfast room was fitted in 2013, and boasts an array of modern wall and floor units surrounding all main appliances, including a double range stove. A small island extends into a breakfast table, and the space is further enhanced by a utility area and cloakroom with access to both the garden and the garage.

Adjacent to the kitchen is the living room, where there's an opportunity to create a large open-plan kitchen-diner by knocking through. The living room features an electric stove and bi-fold doors that retract to reveal the expansive 120-ft rear garden.

On the first floor, you'll find four generously proportioned double bedrooms, along with a well-appointed family bathroom that includes both a shower and a separate bathtub. There is also potential to extend over the garage, creating an en-suite and dressing room for the rear bedroom.

#### OUTSIDE:

Golgotha occupies a generous 0.28-acre plot, with a paved driveway at the front and additional parking to the right of the property, ideal for a camper van.

The garden has been thoughtfully designed to include several seating areas, including a timber-framed pergola for shade. It features a wildlife pond, a vegetable growing area, and numerous fruit trees. The garden is primarily laid to lawn, accented by colorful borders, small trees, and a patio area accessed directly from the property.



















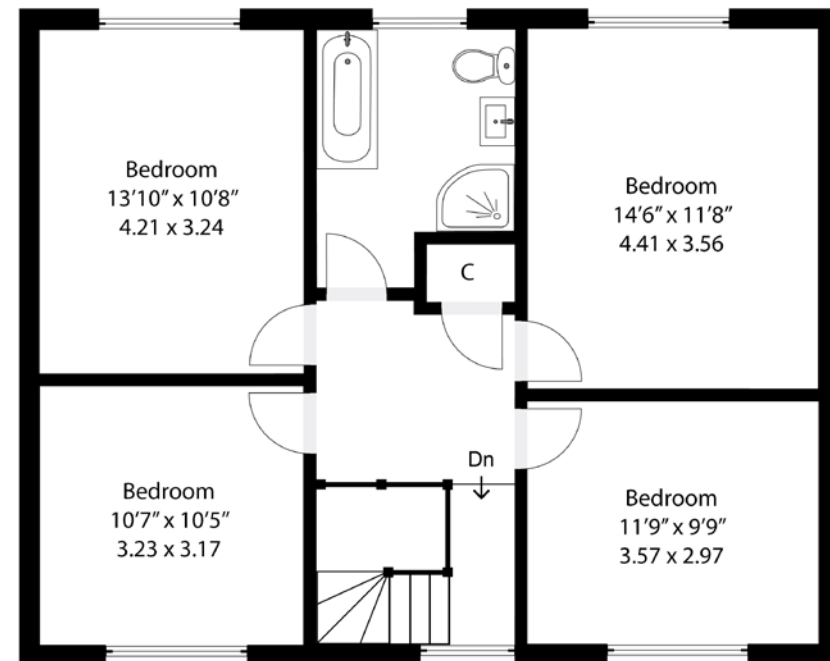
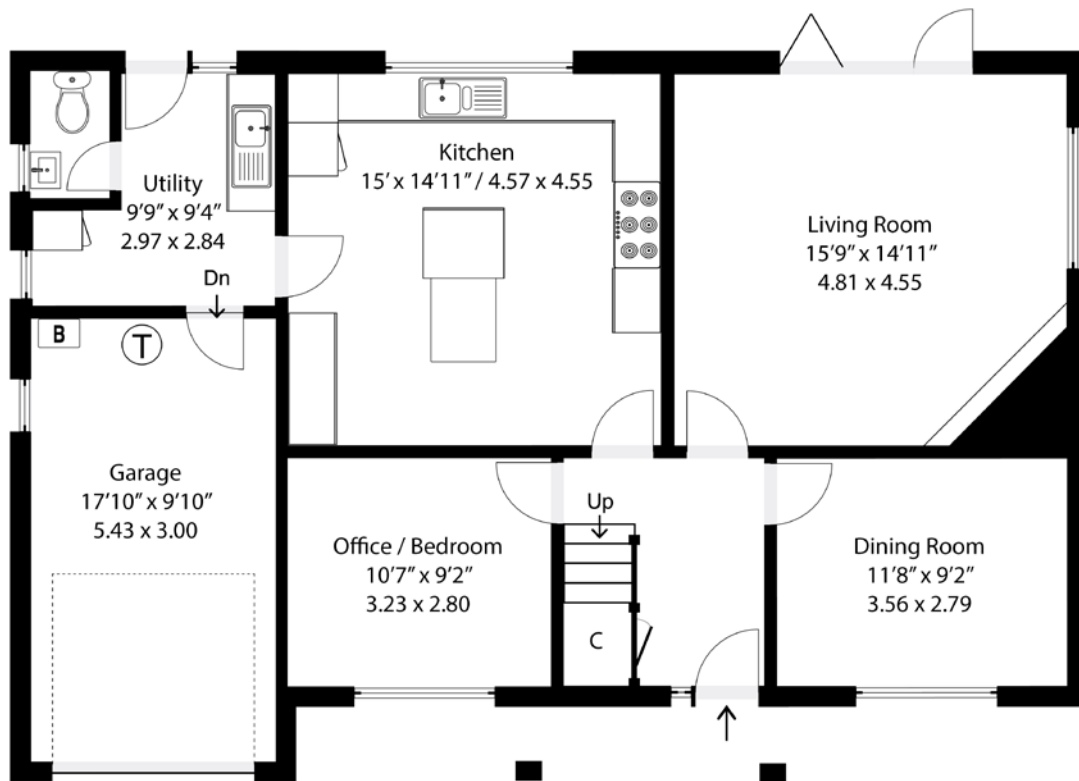


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

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TOTAL FLOOR AREA: 1830 sq. ft (170 sq. m)  
HOUSE: 1654 sq. ft (154 sq. m)  
GARAGE: 176 sq. ft (16 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
LPG gas & Private Drainage

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