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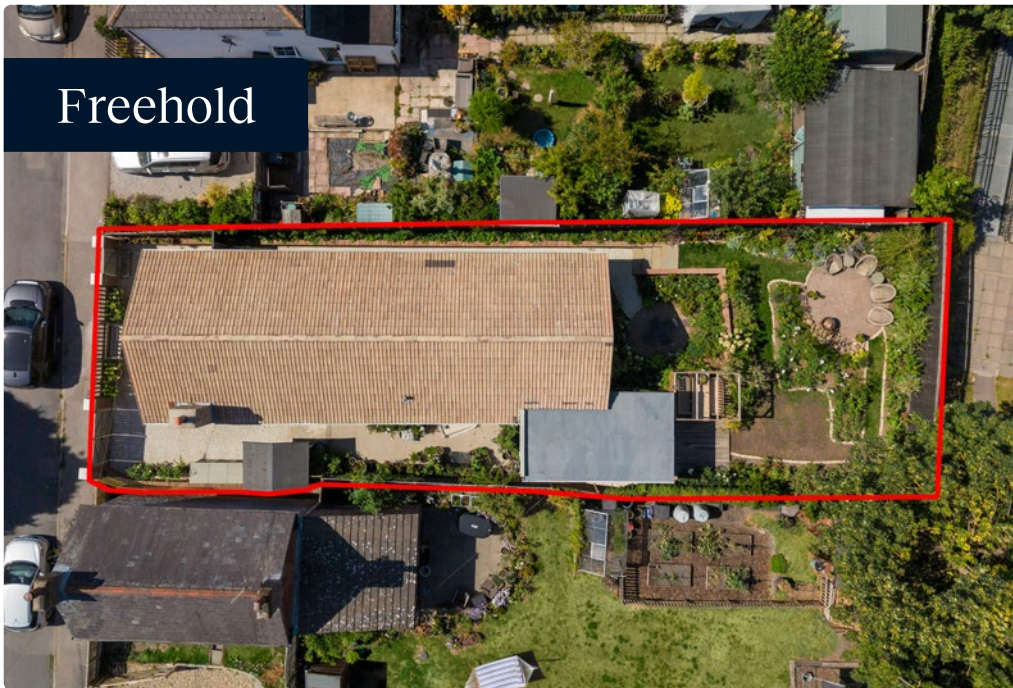
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Rosewood, Church Hill, Eythorne, Dover, CT15 4AF

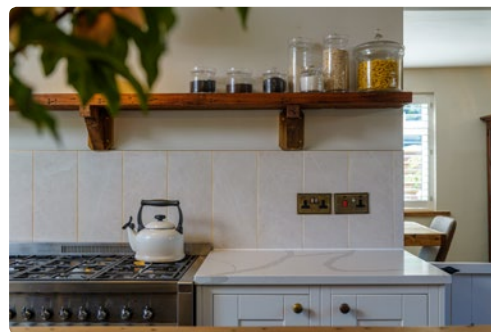
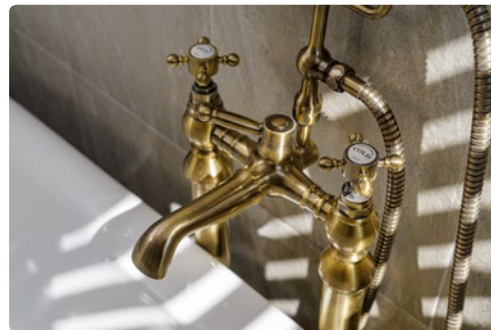
3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



Rosewood, Church Hill, Eythorne, CT15 4AF

- Significantly Enhanced Detached Bungalow
- Recently Renovated & Creatively Reconfigured
- Aesthetically Enhanced Throughout
- Bespoke Kitchen With Quartz Work Tops
- Spacious Reception & Two/Three Bedrooms
- Luxurious Bathroom With Roll Top Bath
- Fully Landscaped Gardens & Driveway
- Desirable Village Location



SITUATION:

Eythorne is a village in Kent, England, located approximately 7 miles north of Dover, it is served by the Eythorne Elvington Community Primary School and is close to Shepherdswell railway station, providing access to Dover and Canterbury. Local amenities include a post office, a village shop, and The Crown pub. Eythorne is also home to the historic Eythorne Baptist Church, one of the oldest Baptist churches in the UK. The neighbouring village of Shepherdswell has a Grade II listed pub called the 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.

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 significantly enhanced detached two/three-bedroom bungalow, originally constructed in the 1980s and recently transformed through a creative reconfiguration by the current owners, who possess a keen eye for detail and an exceptional flair for interior design. Beyond its impressive aesthetic enhancements, the property has been thoughtfully reimagined, with the living accommodation and bedrooms carefully repositioned to create a far more practical and sociable layout. The versatile design also offers flexibility for future owners, with the option to repurpose one of the reception rooms as an additional bedroom if required.



Occupying a generous plot, the property enjoys a gated driveway providing off-road parking, whilst the beautifully landscaped rear garden has been thoughtfully arranged with a variety of seating areas, creating an idyllic setting for both entertaining and peaceful relaxation. The accommodation opens into a beautifully appointed kitchen/breakfast room, fitted with an extensive range of pale

cabinetry complemented by sleek tiled splashbacks and luxurious quartz worktops. Integrated appliances include a dishwasher, fridge and separate freezer, all perfectly arranged around the impressive double-width Smeg range cooker. Taking centre stage is a substantial island finished with a solid oak worktop, incorporating additional storage beneath and illuminated by striking pendant lighting, creating a superb focal point for both everyday living and informal dining. Complementing the kitchen is a walk in larder or alternatively a utility cupboard with plenty of space for laundry appliances. Double doors lead through to an elegant dining room, where contemporary plantation shutters dress the front-facing windows which frame the views of 15th century church, creating a bright and inviting space for entertaining.

The sitting room is a wonderfully calm and inviting retreat with French doors leading to the courtyard at the side of the garden. To the rear of the property are two generously proportioned bedrooms, both served by a beautifully appointed luxury

bathroom featuring a freestanding roll-top bath with shower attachment and a contemporary suite, all finished with high-quality fittings and timeless styling. There is also a small single guest bedroom which is located next to the kitchen, this is also ideal as a study or alternatively could become a utility room depending on individual requirements. The principal bedroom is particularly impressive, enhanced by bespoke fitted carpentry incorporating an integrated bed with a striking timber slatted feature headboard wall. French doors open directly onto the attractive rear garden, allowing the outside to become a seamless extension of the room and creating a tranquil space in which to unwind.

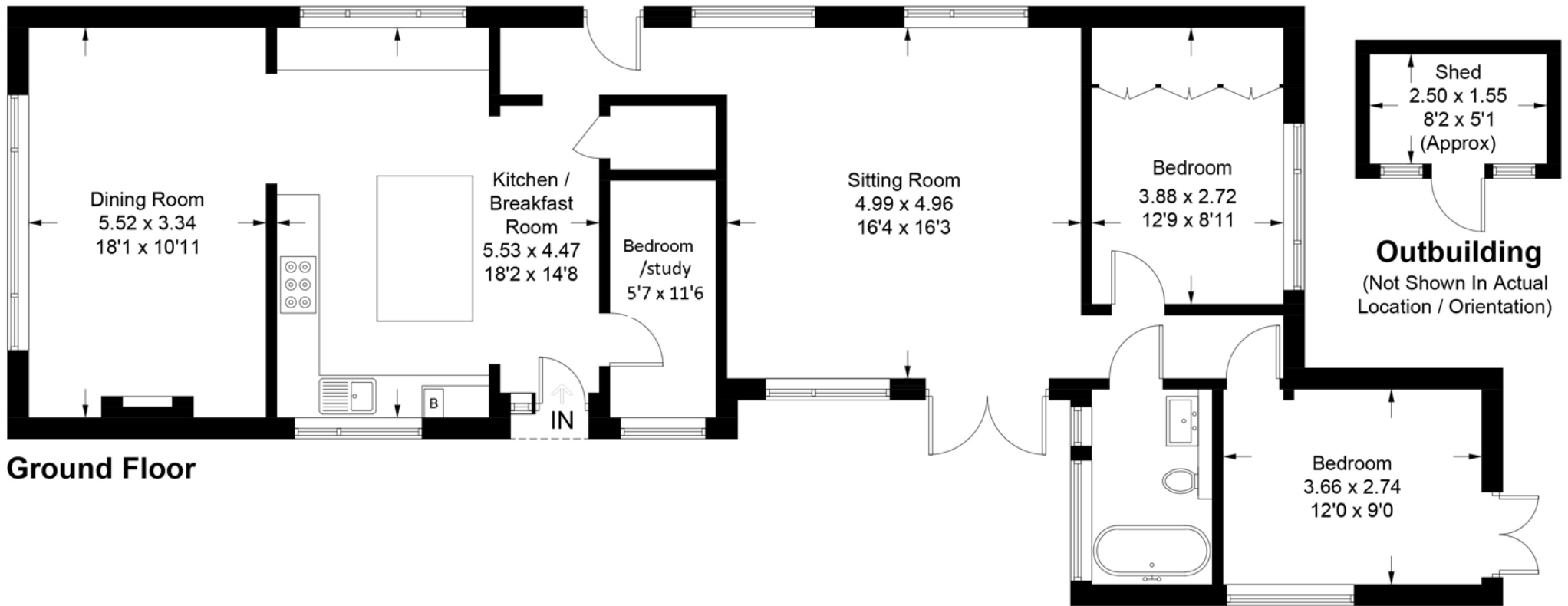
OUTSIDE: There is an attractive front garden which has double doors opening onto a driveway. The rear garden has been thoughtfully landscaped with beautiful shrubs, rose gardens and a trio of seating areas making the most of the sunshine at different times of the day.











TOTAL FLOOR AREA: 1169 sq. ft (108 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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