





1A EYTHORNE ROAD, SHEPHERDSWELL,
DOVER, CT15 7NU

GUIDE PRICE £375,000

- Beautifully presented three-bedroom end of terrace home
- Off-street parking for multiple vehicles and integral garage
 - Spacious living room opening to a large modern conservatory/garden room
- Folding doors to the rear garden – ideal for entertaining
- Three first-floor bedrooms with separate bathroom and WC
 - Log cabin home office with power – perfect for remote working
- Rear and side gardens with potential to extend (STPP)
- Short walk to Shepherdswell mainline station with trains to London Victoria
- 7 minute walk to Shepherdswell C of E Primary School (Ofsted Good)
- Located on the edge of the Kent Downs Area of Outstanding Natural Beauty

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ABOUT THIS HOME

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This beautifully presented three-bedroom end-of-terrace home occupies a particularly convenient position in the popular village of Shepherdswell, just a short walk from the train station, village shop and local pub.

The property offers well-proportioned and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a well-appointed kitchen, and a spacious living room which flows seamlessly into a large modern conservatory/garden room. Currently arranged as a dining space, this superb addition features folding doors opening directly onto the rear garden, creating an ideal space for entertaining and family living.

Upstairs, there are three bedrooms, together with a separate family bathroom and WC. The property further benefits from double glazing and gas-fired central heating.

Externally, the home offers a rear garden and additional side garden, providing excellent outdoor space and potential to extend (subject to the usual planning consents). A log cabin with power, currently used as a home office, provides an ideal work-from-home environment. There is also an integral garage and off-street parking for multiple vehicles, an increasingly rare benefit in village locations.

This is a fantastic opportunity for families, commuters, or buyers seeking village living with excellent transport links.



OWNERS COMMENTS





Approx. Gross Internal Floor Area 1244 sq. ft / 115.74 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

ABOUT THE AREA

Shepherdswell is a charming and welcoming Kent village, set on the edge of the Kent Downs Area of Outstanding Natural Beauty, offering an abundance of countryside walks, cycling routes and outdoor pursuits right on the doorstep.

The village provides excellent everyday amenities including a doctor's surgery, Co-op convenience store, and the popular Bell Inn pub, all contributing to a strong community feel.

For commuters, Shepherdswell railway station is just a few minutes' walk away, providing services to London Victoria. Alternatively, Canterbury West station (approximately an 18-minute drive) offers High Speed services to London St Pancras in around 53 minutes.

Families are well served by local schooling, with the village Church of England Primary School located approximately a seven-minute walk away, rated "Good" in all areas by Ofsted (2021).

Excellent road connections via the A2 provide easy access to Canterbury, Dover and the M2 towards London, making Shepherdswell a highly desirable location combining village lifestyle with strong connectivity.





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