



6 The Mews, Waldershare Park
Waldershare, CT15 5LS
£250,000

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6 The Mews

Waldershare Park, Waldershare

A unique Grade II listed mews house set within the magnificent Waldershare Park estate, boasting well maintained accommodation of elegant proportions.

Situation

Waldershare Park is an exclusive private estate extending to almost 1,000 acres of picturesque parkland between Dover and Sandwich. Surrounded by rolling grasslands and mature trees, the estate centres around a magnificent mansion house alongside the impressive former coach house and stables, now known as The Mews. A network of quiet country lanes winds through the estate, providing access to the central properties, all of which enjoy exceptional views and direct access to an abundance of scenic walking routes across the grounds, without ever needing to leave the estate. Ideally situated, Waldershare Park offers the perfect balance of rural tranquillity and convenience. Canterbury can be reached in around 20 minutes for excellent shopping, while the Channel Tunnel and Dover Docks are both within easy reach for travel to the continent. London is approximately one hour away via high-speed rail, and a wide range of everyday amenities, including shops, medical facilities, hairdressers, pubs and restaurants, can be found in the neighbouring villages of Eythorne and Whitfield.

The Property

Waldershare Park is a distinguished country estate, formerly home to the 9th Earl of Guilford, which was thoughtfully converted into a collection of unique residences in the late 1970s. The handsome Grade II Listed former stables and coach house, known as The Mews, is set within approximately 1,000 acres of idyllic Kent parkland with No: 6 offering beautifully proportioned accommodation that has been meticulously maintained by the current owner for over 30 years. Rich in character, the property features high ceilings and striking arched windows. The welcoming dining hallway provides fitted storage, a cloakroom and glazed French doors leading to the charming front sitting room. To the rear, the kitchen is fitted with a range of matching cabinetry and integrated appliances. Upstairs, the spacious principal bedroom enjoys views over the enclosed communal courtyard through two elegant quarter-circle picture windows. There is also a single bedroom and a contemporary fully tiled shower room.

This much-loved home benefits from gas central heating, access to extensive communal gardens and a double garage located en bloc.

Outside

The Mews is approached via a private driveway from the north or the west over the grounds and is arranged around a large communal courtyard with central water fountain and striking gated entrance. No: 6 benefits from residents and visitor parking plus a double garage en bloc, complete with an electric up-and-over door, power and lighting. To the rear, access from the kitchen opens onto a small outdoor area enjoying far-reaching views across the rolling parkland and surrounding countryside, with the magnificent Waldershare Park manor house providing a striking backdrop.

Services

Mains electric, water and gas are understood to be connected. Private drainage.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure & Maintenance Charges

996-year lease. Share of Freehold
Maintenance Charge of £713.56 paid quarterly to cover the garden and grounds maintenance, the private sewage system, and communal lighting around the car park and garages.

Current Council Tax Band: D

EPC Rating: D

Agents Note

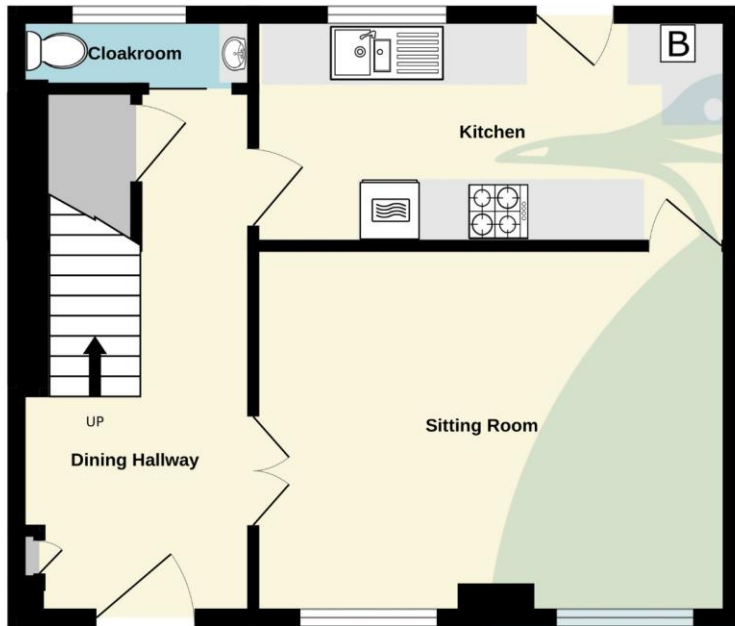
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



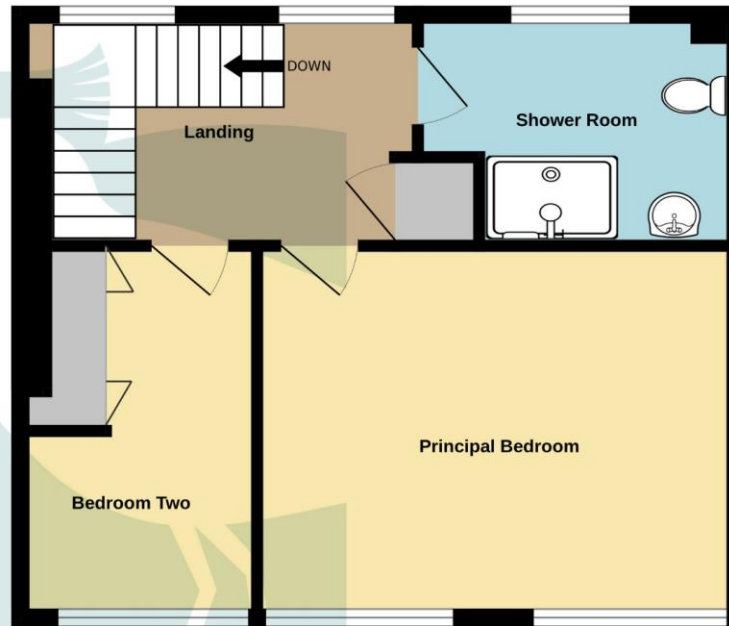


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
446 sq.ft. (41.4 sq.m.) approx.



First floor
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dining Hallway

17' 2" x 7' 8" (5.23m x 2.34m)

Sitting Room

15' 7" x 12' 1" (4.75m x 3.68m)

Kitchen

15' 7" x 7' 6" (4.75m x 2.28m)

Cloakroom

7' 7" x 2' 7" (2.31m x 0.79m)

First Floor

Landing

12' 3" x 6' 11" (3.73m x 2.11m)

Principal Bedroom

15' 6" x 12' 3" (4.72m x 3.73m)

Bedroom Two

12' 3" x 7' 10" (3.73m x 2.39m)

Shower Room

10' 4" x 6' 9" (3.15m x 2.06m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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