



FOUNDATION

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17, The Grange, Westcourt Lane, Shepherdswell, Dover, CT15 7QB

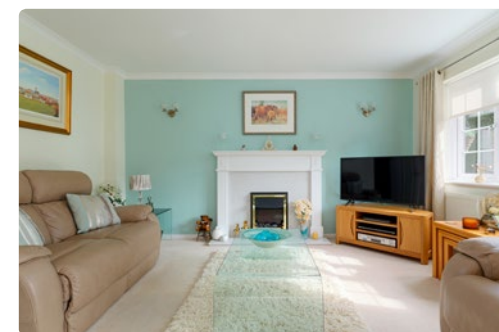
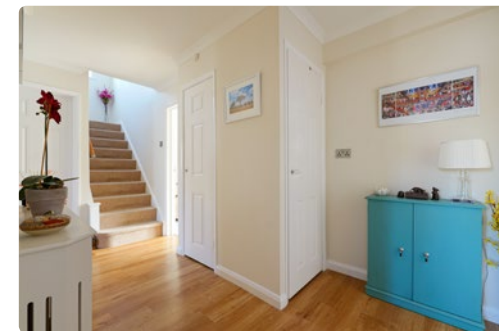
4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



17, The Grange, Westcourt Lane, Shepherdswell, Dover, CT15 7QB

- Substantial Detached Family Home
- Over 1800 Sq.ft Of Spacious Accommodation
- Kitchen Breakfast Room & Three Receptions
- Thoughtfully Extended & Creatively Presented
- Four Double Bedrooms & Two Bathrooms
- Beautifully Landscaped Rear Garden
- Driveway & Integral Garage
- Sought After Close In Village Near Canterbury



SITUATION:

The property is located in The Grange close to Shepherdswell train station, which offers direct links to London, Canterbury, and Dover. The village boasts a strong sense of community, with a local primary school, a park area, a doctors' surgery, and a village hall that hosts events such as charity sales and a pre-school playgroup.

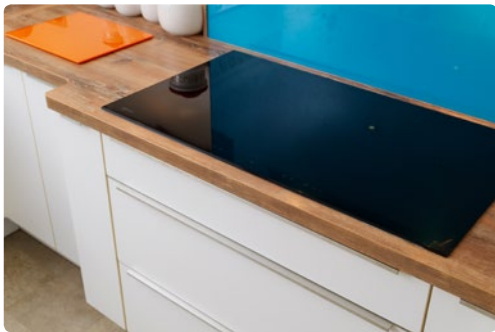
The Grade II listed Bell pub, near the village green and close to the church, is a popular spot. Additionally, the village features a Co-op mini-supermarket, and you can enjoy a hearty breakfast at the Colonel's Café on the Heritage Railway in Shepherdswell. For lunch, head to the National Trust Visitor Centre Café or The Vineyard in the Valley Café.

Just a few miles away, Lydden offers a lovely country pub, The Lydden Bell, while you can sample local ales at The Carpenters Arms in nearby Coldred.

The port town of Dover, less than six miles away, is home to the iconic Dover Castle, the stunning White Cliffs, and a wide range of entertainment options, including two cinemas, a theatre, and the St James' retail and leisure complex.

The town centre of Folkestone, less than 10 miles away, is known for its arty vibe, thriving harbour, and beautiful beaches. It's a wonderful place to have nearby, and the high-speed train from Folkestone Central will get you to London in under an hour. Additionally, the Eurotunnel and Port of Dover are easily accessible.

Canterbury, less than 20 minutes to the north, is famous for its Cathedral, the Marlowe Theatre, Concert Hall, and a wealth of galleries. The city hosts an annual festival featuring a wide range of musical events, from opera and symphonic concerts to world music, jazz, and folk – there's always something new to discover.



DESCRIPTION:

A desirably located four-bedroom detached residence, built in the 1970s and owned by the same family for almost three decades. Over the years, the property has undergone a number of significant improvements, including a thoughtfully designed extension, replacement windows and, more recently, upgrades to both the kitchen and family bathroom. The current owners have a wonderful eye for detail and have beautifully presented their home, combining fine décor, simple lines and a calm contemporary aesthetic. The rear garden has also been thoughtfully landscaped to create a lovely outdoor space.

The property is situated within the popular village of Shepherdswell, tucked away within a quiet close of just 19 well-kept detached homes, creating a friendly community.

The front door opens into a spacious entrance hall, with a cloakroom and stairs rising to the first floor. To the rear of the

property is the impressive kitchen/breakfast room, which forms part of the extension and incorporates space created from the former garage area. Amtico tiled flooring runs throughout, complemented by contemporary matt-finish cabinetry and a comprehensive range of integrated appliances, including a Neff induction hob, double oven, fridge/freezer and separate under-counter freezer.

The sink enjoys views across the garden, while a breakfast table sits centrally within the room, although there is ample scope to create a breakfast bar or island if preferred. The integral garage provides useful additional storage and utility space, with an electric roller door and generous proportions offering considerable versatility and potential for future conversion, STPC

Opposite the kitchen is a charming bay-fronted formal dining room, while the sitting room features an elegant fireplace and sliding doors opening directly onto the garden. A versatile study/playroom completes the ground floor.

To the first floor, a galleried landing leads to four well-proportioned double bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys the additional luxury of an ensuite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

OUTSIDE:

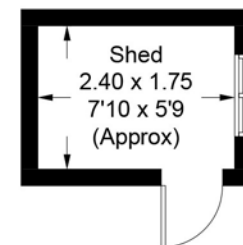
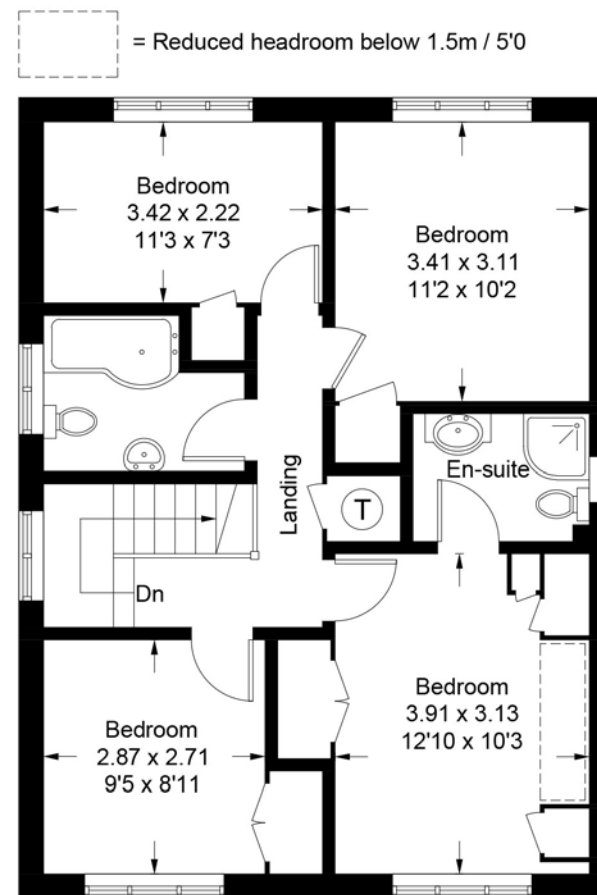
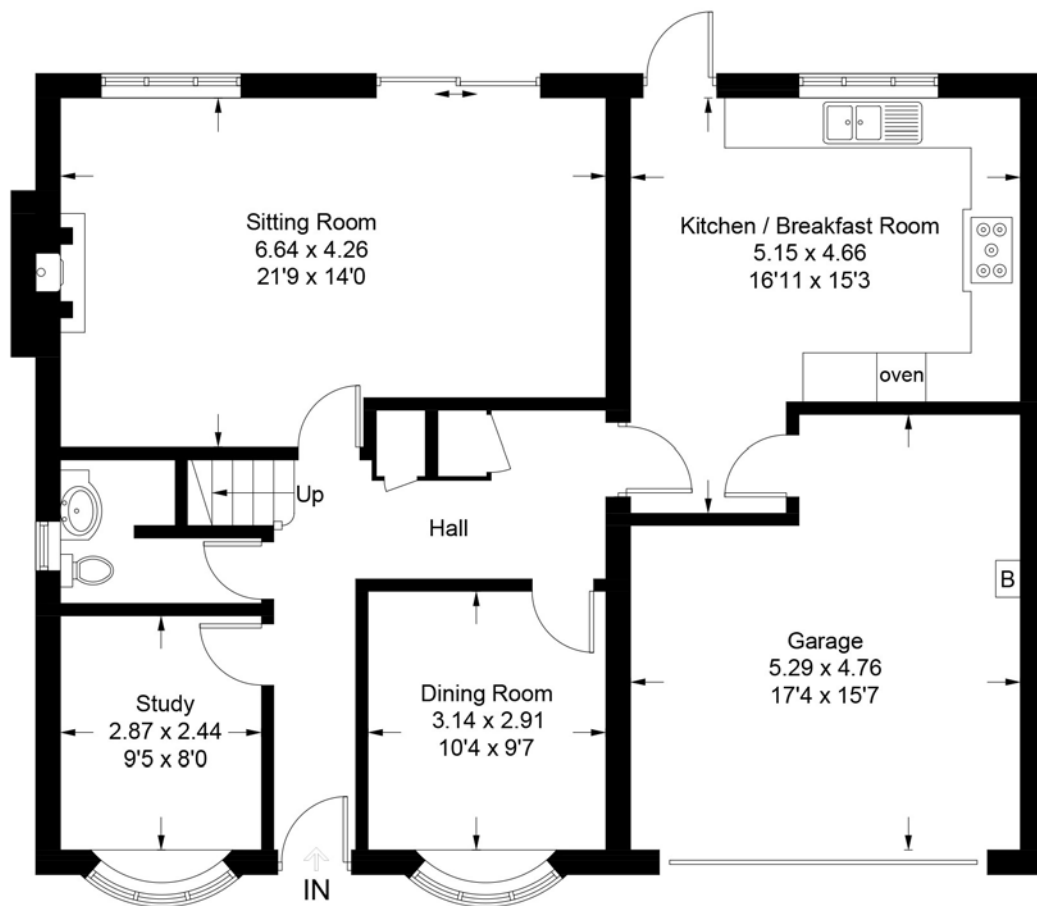
The rear garden extends across the full width of the property and has been thoughtfully landscaped, with mature hedging and young trees providing privacy and gentle shade. Predominantly laid to lawn, the garden offers several seating areas, creating a series of lovely spaces in which to relax and entertain, together with a useful garden storage shed. To the front, a generous driveway provides off-road parking and leads to the integral garage, which is fitted with an electric roller door. The garage is particularly spacious and offers excellent potential for further adaptation, subject to the necessary permissions.











(Not Shown In Actual
Location / Orientation)



TOTAL FLOOR AREA: 1816 sq. ft (168 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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