



Connells

Gooseberry Hall Cottage Gooseberry Hall Lane
Nonington Dover

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for sale
£1,150,000



Property Description

Nestled in the charming village of Nonington, Gooseberry Hall Cottage is a beautifully presented period home that combines character and generous living space in an idyllic countryside setting. Surrounded by scenic walks, just a short stroll from the local pub, and within easy reach of well-regarded schools, everyday amenities and Sandwich private beach, approximately 20 minutes away, the location offers an exceptional balance of rural tranquillity and modern convenience.

Inside, the property is rich in charm, with high ceilings, Edwardian arches and exposed beams complemented by plenty of natural light throughout. The spacious living and dining rooms connect effortlessly, each enhanced by log burners and perfectly suited to both relaxed family living and entertaining. The impressive vaulted kitchen is a particular highlight, featuring extensive work surfaces, a pantry, storage and double doors opening onto the patio.

The accommodation includes four well-proportioned bedrooms, including a principal suite enjoying far-reaching countryside and windmill views, together with a walk-in wardrobe. A family bathroom, a versatile study known as the "Sunshine Room", and ground floor shower room further add to the home's flexibility and appeal.

Outside, the property sits within around an acre of beautifully maintained grounds, including a field lined with silver birch trees,

attractive gardens, patio and entertaining area, ample parking, and an original well.

Ground Floor

Kitchen

20' 4" x 10' (6.20m x 3.05m)

Boot Room

Snug

12' 3" x 10' 11" (3.73m x 3.33m)

Dining Room

17' 3" x 15' 7" (5.26m x 4.75m)

Hallway

Drawing Room

22' 3" x 12' 7" (6.78m x 3.84m)

Office

9' 9" x 7' 10" (2.97m x 2.39m)

Sun Room

11' x 4' 8" (3.35m x 1.42m)

First Floor

Bedroom One

15' 8" x 10' 8" (4.78m x 3.25m)

Bedroom Four

12' 3" x 7' 3" (3.73m x 2.21m)

Bedroom Three

12' 4" x 11' 9" (3.76m x 3.58m)

Bedroom Two

14' x 12' 8" (4.27m x 3.86m)

Bathroom

10' 11" x 8' (3.33m x 2.44m)



Planning Permission

The property also benefits from full planning permission for a detached two-bedroom bungalow (to replace the adjacent garages), presenting excellent scope for multi-generational living, guest accommodation or future development potential, subject to the necessary consents.

Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Ground Floor



First Floor

Total floor area 191.5 m² (2,061 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Band: G

Tenure: Freehold

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