



Connaught House, Sandwich Road, Eythorne, Dover, CT15 4AA

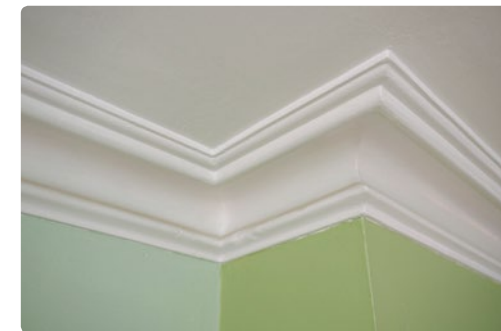
4 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

Freehold



## Connaught House, Sandwich Road, Eythorne, Dover, CT15 4AA

- Double Fronted Victorian Terrace
- Almost 1900 Sq.Ft Of Accommodation
- Three Receptions & Four Double Bedrooms
- Flourishing In Original Period Features
- High Ceilings & Sash Windows
- Opportunity To Further Enhance
- 180 Ft Rear Garden, Parking & Garage
- Village Location Between Deal & Canterbury



### SITUATION:

Eythorne is a charming village in Kent, England, situated approximately seven miles north of Dover. The village is served by Eythorne Elvington Community Primary School and benefits from excellent transport links via nearby Shepherdswell railway station, providing convenient access to both Dover and Canterbury. Local amenities include a post office, village shop, and The Crown public house. Eythorne is also home to the historic Eythorne Baptist Church, one of the oldest Baptist churches in the United Kingdom.

The neighbouring village of Shepherdswell offers further amenities, including the Grade II-listed Bell Inn, which enjoys a picturesque setting beside the village green and church. Residents can also make use of the Co-op convenience store, while Colonel's Café, located on the Heritage Railway, is a popular destination for a hearty breakfast.

Just a few miles away, the village of Lydden boasts the welcoming Lydden Bell country pub, while nearby Coldred is home to the traditional Carpenters Arms, where visitors can enjoy a selection of local ales.

Less than six miles away lies the historic port town of Dover, renowned for its imposing castle, the iconic White Cliffs, and a wide range of leisure and entertainment facilities, including cinemas, a theatre, and the St James retail and leisure complex.

The vibrant coastal town of Folkestone is situated under ten miles away. Known for its creative atmosphere, thriving harbour, and attractive beaches, Folkestone offers an excellent choice of restaurants, independent shops, and cultural attractions. High-speed rail services from Folkestone Central provide journeys to London in under an hour, while both the Eurotunnel and the Port of Dover are conveniently close for travel to mainland Europe.



#### DESCRIPTION:

A handsome double-fronted Victorian residence dating back to 1905, Connaught House is an elegant family home, rich in period character and offering almost 1,900 sq ft of beautifully proportioned accommodation. The property enjoys a magnificent rear garden extending to over 180 feet, together with a garage and off-road parking.

Occupying a prominent position within the sought-after village of Eythorne, just a few miles from the arty seaside town of Deal and within easy access of Canterbury. The property's bay-fronted façade features traditional sash windows and a handsome front door set behind equally beautiful porch doors.

Internally, the home retains a wealth of original Victorian features, including high ceilings with decorative corning, tall skirting boards, stripped floorboards, original panelled doors and built-in cupboards. The generous



room proportions and abundance of natural light further enhance the character and appeal of this distinguished residence.

The welcoming entrance hall has a large amount of storage which wraps around the rear of the staircase. To the left, an elegant dual-aspect sitting room features a wood-burning stove, a bay window overlooking the front garden and French doors opening onto a terrace and the extensive rear garden beyond. To the right of the hallway, an impressive open-plan living and dining room benefits from another bay-fronted window, high ceilings and attractive corning, creating a superb space for both everyday family life and entertaining.

Positioned at the rear of the house, the kitchen/breakfast room offers excellent scope for updating and enhancement. The space is complemented by a useful utility area/pantry and a cloak room, there is direct access to the garden via a short flight of steps.

A graceful staircase, framed by a beautiful balustrade, rises to a split-level galleried landing giving access to four generous double bedrooms and a well-appointed family bathroom. The principal bedroom is particularly spacious and offers potential for the addition of an en-suite bathroom, subject to any necessary consents.

#### OUTSIDE:

Connaught House has an exceptional rear garden, extending to over 180 feet in length. Beautifully established, it provides an expansive lawn interspersed with mature trees, colourful borders and a variety of seating and entertaining areas. Extensive patios adjoin both the sitting room and kitchen, offering ideal spaces for outdoor dining and relaxation.

At the far end of the garden, a garage and off-road parking are conveniently accessed via Chapel Hill.











TOTAL FLOOR AREA: 2017 sq. ft (188 sq. m)  
 HOUSE: 1892 sq. ft (176 sq. m)  
 GARAGE: 125 sq. ft (12 sq. m)



EPC RATING  
 D



COUNCIL TAX BAND  
 D



GENERAL INFORMATION  
 All services are mains connected

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

