



FOUNDATION

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14, Park View Rise, Nonington, Dover, CT15 4JS

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



14, Park View Rise, Nonington, Dover, CT15 4JS

- Modern Semi-Detached Bungalow
- Two Bedrooms & Recently Appointed Shower Room
- Open Plan Living Area With Wood Burning Stove
- Separate Dining Room Overlooking The Garden
- Integral Garage With Potential To Convert
- Landscaped Rear Garden & Studio Office
- Paved Driveway & Front Courtyard
- Désirable Village Location Near Canterbury



SITUATION:

The village of Nonington has an active community with a village hall and a primary school, whilst nearby village of Aylesham offers a wider range of local services, including several shops, a medical centre, a vets and businesses and a mainline station. Nonington is surrounded by some truly beautiful countryside, with plenty of walks and footpaths, including the grounds of the beautiful Fredville Park surrounded by its ancient oak trees, making this an ideal location for anyone who enjoys the outdoors.

The cathedral city of Canterbury is approx. 12 miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The historic market town of Sandwich is just 7 miles away. This is one of the Cinque Ports and a bustling little town with many independent shops and restaurants, good facilities, and a lovely quay. While once a major port, it is now two miles from the sea and its historic centre is preserved as a conservation area. It offers a good range of shops, restaurants, and a mainline station with a high-speed link to Ashford and London St Pancras. The town is well served with a fine selection of state, private and grammar schools, including the renowned Sir Roger Manwood's.



DESCRIPTION:

A beautifully presented two bedroomed semi-detached bungalow, occupying a desirable position within the sought-after village of Nonington, with lovely views over the rolling countryside and excellent access to Canterbury, Deal and Dover. Thoughtfully renovated and creatively reconfigured by the current owners, the property has been transformed into a contemporary and beautifully appointed home, with simple lines, a considered layout and a flair for interior design. The recent enhancements include a sleek new shower room, replacement windows, a rendered exterior, improvements to the driveway, a contemporary wood-burning stove and a landscaped rear garden with a fully insulated studio. There is also an integral garage, currently utilised as a utility area, which holds potential for further conversion and enhancement.

The accommodation is introduced by a wide and beautifully light entrance hall, with the kitchen positioned to the left and the integral



garage with separate utility area to the right. The kitchen has been designed with a selection of wall and floor units, incorporating an integrated dishwasher, electric fan oven and induction hob. A sink with mixer tap overlooks the rear garden.

The open-plan living area is a particularly inviting space, centred around a contemporary wood-burning stove and enhanced by decorative wall panelling. French doors open to a charming front courtyard, providing the perfect spot for enjoying a glass of wine in the evening sunshine. The living room flows naturally into the dining room, a fully glazed extension with a felt roof and French doors opening onto the garden. This light-filled space provides a wonderful connection between the interior and the beautifully landscaped grounds.

There are two bedrooms and a recently appointed shower room, which has been finished with a sleek and contemporary

aesthetic. The loft is accessed via a pull-down ladder and offers excellent storage, being part-boarded with the boiler housed within.

OUTSIDE:

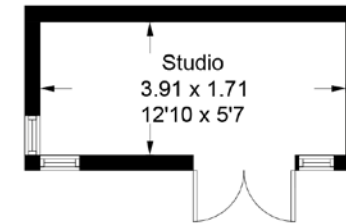
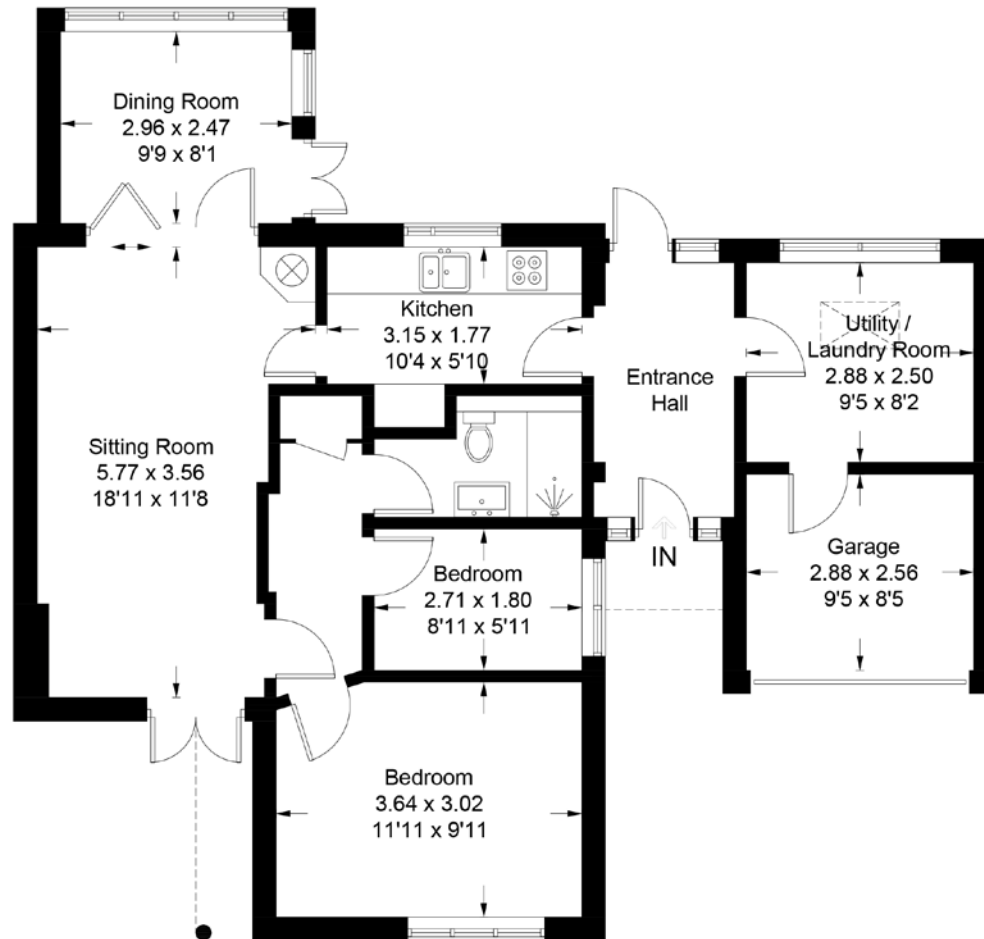
The rear garden has been thoughtfully landscaped to create a series of attractive seating areas, making the most of the sunshine and far-reaching countryside views. Mature palm trees provide dappled shade and visual interest, whilst there is a storage shed and fully insulated studio offers a versatile additional space. Currently used as a work office by a videographer and radio operator, the studio presents a wealth of possibilities for those seeking a home office, creative retreat or hobby room. The existing masts and antennas will be removed prior to completion. To the front, there is off-road parking and access to the integral garage, with the courtyard providing an additional outdoor space to enjoy.



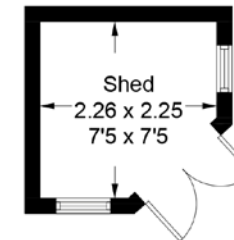








(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Outbuildings



TOTAL FLOOR AREA: 989 sq. ft (91 sq. m)



EPC RATING
D



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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

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