



8 The Terrace
Shepherdswell, Dover, CT15 7PX
£325,000

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8 The Terrace

Shepherdswell, Nr Dover

A beautifully presented and characterful family home of elegant proportions, tucked away in the heart of this popular rural village.

Situation

The property is located in a quiet no through road and is close to all local amenities. The villagers of Shepherdswell are extremely proud of the friendly community, together with a good range of facilities, including a doctors surgery, primary school, public house, shops and a wide range of recreational facilities. Being situated on the edge of the Kent Downs Area of Outstanding Natural Beauty, the area benefits from a wealth of walks, rides and cycle routes. A main line train station in Shepherdswell has direct trains to London every hour and gives access to the nearby Channel Port of Dover and the Cathedral City of Canterbury. There is also excellent road access to the A2 Canterbury to Dover road with both offering excellent additional educational, recreational and shopping facilities, together with high-speed main line train services to London, with the travel time to St Pancras being some 60 minutes.

The Property

Set within a handsome terrace of striking Victorian homes is No: 8, a beautifully presented and characterful family home, thoughtfully updated by the current owners with stylish décor that enhances its many period features. The welcoming entrance hallway, featuring a grand panelled front door and attractive exposed floorboards, leads to an elegant sitting room and interconnecting dining room, both with charming fireplaces, the dining room further benefitting from a wood-burning stove. To the rear is a lovely dual aspect kitchen/breakfast room fitted with country style painted wood cabinetry and granite worktops. In addition, there is a useful cellar room currently utilised as a small workshop and pantry. Upstairs, the property offers two bright and generously sized double bedrooms alongside a charming single bedroom, all served by a light-filled

contemporary shower room. This enviable family home is also double glazed and gas centrally heated.

Outside

The property is set back from the road with a block paved driveway providing ample off-road parking. To the rear is a well tended enclosed garden with a paved patio and side return, complete with useful garden store. Steps then lead up to a raised area of lawn flanked by flower borders. To the rear is a raised paved seating area and a pedestrian gate leading to a rear walkway giving access across the terrace to Westcourt Lane.

Services

All mains' services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: C

Agents Note

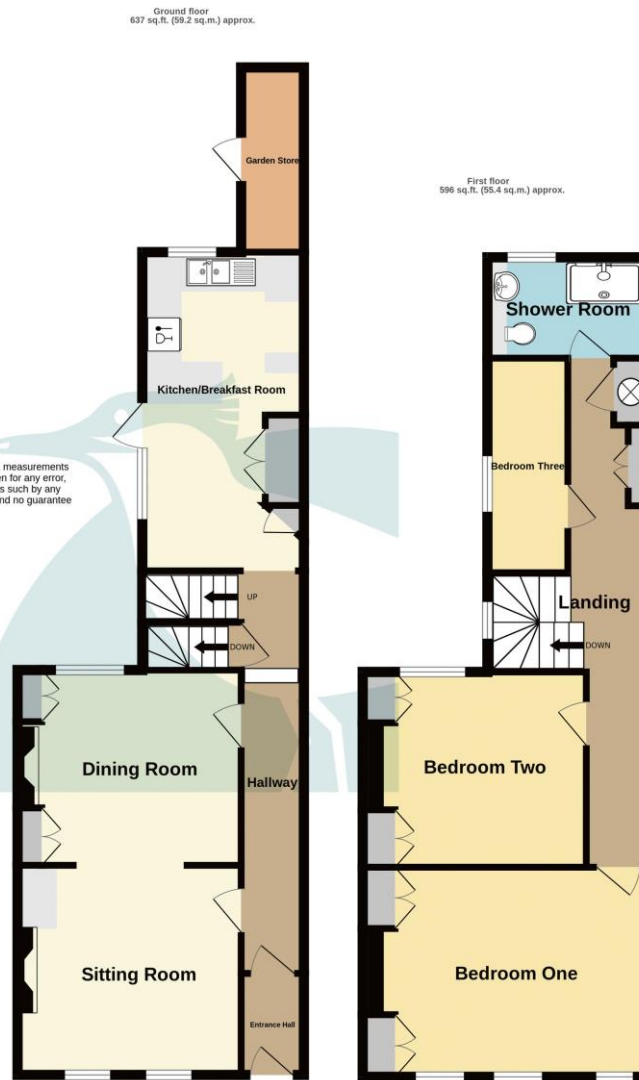
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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Sitting Room

12' 11" x 12' 1" (3.93m x 3.68m)

Dining Room

12' 11" x 11' 3" (3.93m x 3.43m)

Kitchen/Breakfast Room

18' 4" x 9' 4" (5.58m x 2.84m)

Basment Level

Cellar

9' 2" x 7' 9" (2.79m x 2.36m)

First Floor

Bedroom One

16' 1" x 12' 2" (4.90m x 3.71m)

Bedroom Two

13' 0" max x 11' 3" (3.96m x 3.43m)

Bedroom Three

12' 4" x 4' 8" (3.76m x 1.42m)

Shower Room

9' 4" x 5' 9" (2.84m x 1.75m)

Outside

Garden Store

10' 7" x 3' 9" (3.22m x 1.14m)

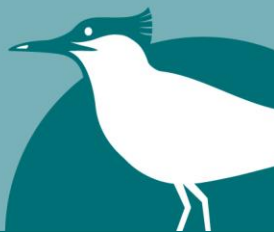
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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