



12 Mill Lane
Shepherdswell | Dover | Kent | CT15 7LJ



Step inside

12 Mill Lane

This exceptional house is a modern detached residence of exceptional calibre, a home built in 2020 that blends contemporary craftsmanship, generous proportions and a lifestyle shaped around comfort, leisure and privacy. Still benefitting from the remaining NHBC warranty, it offers reassurance alongside its refined specification.

Set behind a vast electric gated driveway, the approach immediately conveys exclusivity. The sweeping frontage provides secure parking for multiple vehicles in addition to the garage, creating a sense of arrival that feels both impressive and private. Inside, the welcoming entrance hall sets the tone for the home's elegant flow and generous scale.

The ground floor opens into a superb triple aspect sitting room, where natural light pours in from every direction. An impressive media unit anchors the space, while double doors lead directly to the garden, encouraging relaxed indoor-outdoor living. A versatile playroom sits just off the hall, equally suited as a study, home office or formal dining room depending on lifestyle needs.

At the heart of the home lies the exceptional kitchen/diner, a standout family space designed for both everyday living and entertaining. The kitchen is a solid wood Neptune design with integrated appliances, showcasing craftsmanship and quality. The dining area offers an intimate setting for mealtimes and also enjoys double doors to the garden, perfect for summer evenings and relaxed gatherings.

A practical utility room with WC adds further convenience to the ground floor, providing essential functionality without interrupting the home's elegant layout.

Upstairs, the property offers four double bedrooms, each well proportioned and beautifully presented. The principal bedroom features a stylish en suite shower room, while the remaining rooms are served by a modern family bath/shower room, creating a luxurious and practical arrangement for families or guests.

The rear garden has been designed for low maintenance without compromising lifestyle. A large terrace provides space for alfresco dining and outdoor relaxation, while the artificial lawn ensures year round greenery with minimal upkeep. From the garden, you can access the remarkable brick built bar/games room and the dedicated swim/spa room, two exceptional leisure spaces that elevate the home far beyond the ordinary. Both are usable throughout the year, offering entertainment, wellness and luxury at your doorstep.

This property is a home that delivers modern living at its finest, secure, stylish and enriched with premium amenities that make everyday life feel effortlessly elevated.













Seller Insight

“Living here places you at the heart of Shepherdswell, a village that blends rural charm, everyday convenience and a wonderfully warm community atmosphere. One of the greatest pleasures of being here is how effortlessly everything fits into daily life. The village centre is just a short walk away, offering a friendly local shop, a welcoming pub, a well used village hall and a mainline station that keeps you connected without ever losing the tranquillity of countryside living.

Just up the road sits Shepherdswell Primary School, a much loved part of the community and a huge advantage for families. The ease of the school run, combined with the village's safe, peaceful feel, creates a lifestyle that is both relaxed and reassuring.

For leisure, Shepherdswell offers far more than you might expect from a rural village. There are beautiful walking routes, woodland trails and open fields right on the doorstep, perfect for dog walking, running or weekend exploring. Nearby facilities include golf courses, fitness centres and the wider outdoor spaces of the Kent Downs, giving residents a rich choice of ways to unwind and stay active.

Public transport is a major benefit of living here. Shepherdswell station provides convenient links to Dover, Canterbury and beyond, while bus routes connect easily to neighbouring villages and towns. For those commuting to the capital, the high speed services from Dover Priory and Thanet Parkway offer fast, direct routes to London St Pancras, making the journey both practical and efficient.

This location offers a lifestyle that feels beautifully balanced, peaceful countryside surroundings, strong village amenities, excellent schooling and superb transport links all wrapped into one highly desirable location. It's a place where modern living meets rural calm, and where every day feels just a little more effortless.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Shepherdswell Station	0.6 miles
Dover Docks	8.5 miles
Canterbury	11 miles
Channel Tunnel	14 miles
Gatwick	75 miles
Charing Cross	72 miles

By Train from Shepherdswell:	
Dover Priory	0.9 mins
Victoria	1hr 52 mins
Charing Cross	2hrs 15 mins
Canterbury East	18 mins

By Train from Dover Priory:	
High-Speed St. Pancras	1hr 6 mins
Charing Cross	1hr 44 mins
Victoria	1hr 32 mins

Leisure Clubs & Facilities

Spartans Football Club	
Shepherdswell Cricket Club	
Walmer and Kingsdown Golf Club	01304 373256
Broome Park Golf Club	01227 830728
Dover Leisure Centre	01304 201145

Dover Athletic FC	01304 822373
1st Shepherdswell Rainbows/Brownies/Guides/Rangers	
18th Dover (Shepherdswell) Scouts/Cubs/Beavers	
Many local clubs incl. Gardening, History, Walking, Singing, Art and W.I.	
Coop (7am-9pm, 7 days a week)	
T42 Community Café	
Frys Farm Shop	07513 989065

Healthcare

Whitecliff Medical Centre	01304 830846
Whitefield Surgery	01304 820756
Kent and Canterbury Hospital	01227 766877
Buckland Hospital	01304 222510

Education

Primary Schools:	
Sibertswold Sheperdswell Primary School	01304 830312
Eythorne Primary	01304 830376
Whitfield Aspen School	01304 821526
Dover College (Junior)	01304 205969
Northbourne Park School	01304 611215

Secondary Schools:	
Dover Grammar (Boys)	01304 206117
Dover Grammar (Girls)	01304 206625

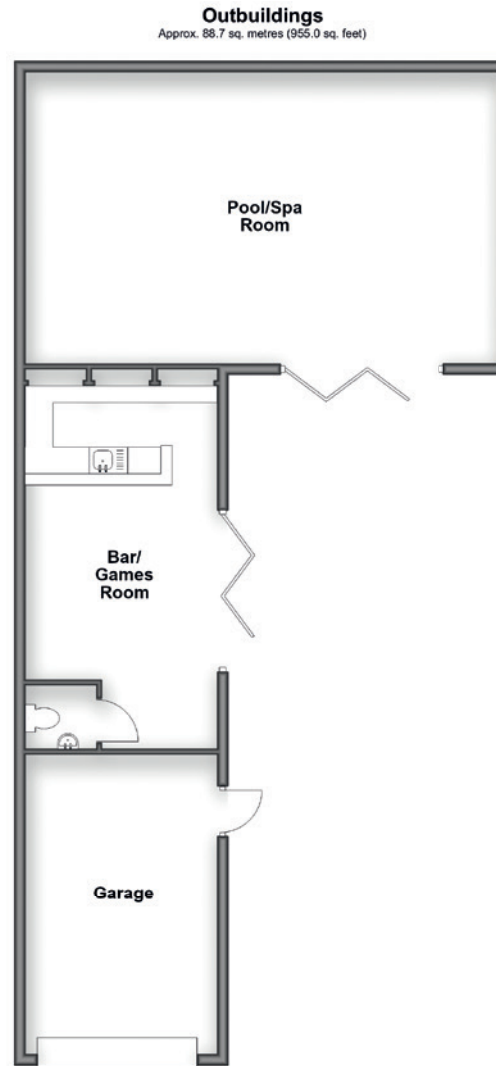
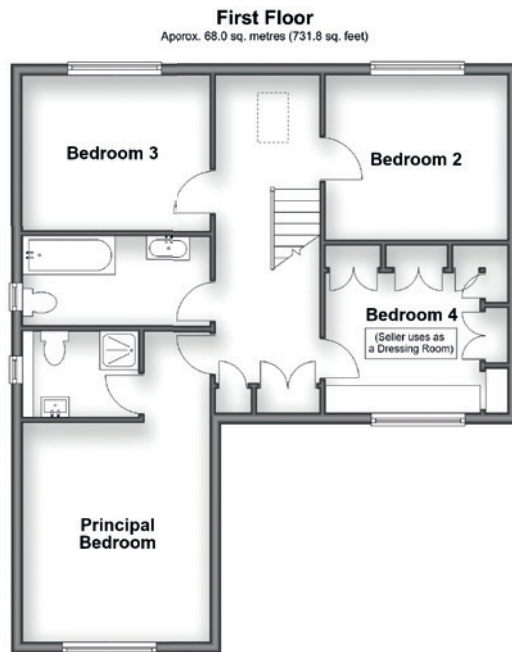
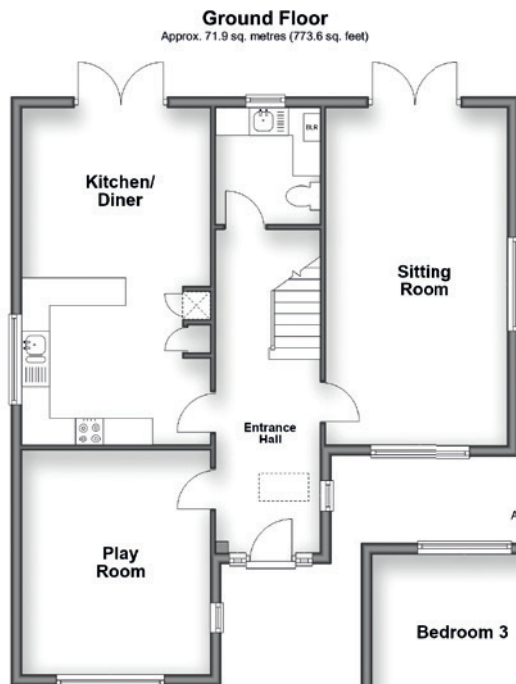
Simon Langton Grammar (Boys)	01227 463567
Simon Langton Grammar (Girls)	01227 463711
St. Edmund's Catholic School	01304 201551
Sir Roger Manwood's, Sandwich	01304 613286
King's School, Canterbury	01227 595501
Dover College	01304 852639

Entertainment

The Bell Shepherdswell	01304 830661
The Crown	01304 830286
The Railway Bell	01304 823949
The Marquis of Granby	01304 873410
The Smugglers	01304 853404
Best Western Hotel	01304 203633

Local Attractions / Landmarks

East Kent Railway
Crabble Corn Mill
Kearsney Abbey
Russell Gardens
The White Cliffs of Dover and Samphire Hoe
Dover, Walmer and Deal Castles
Knight's Templar Church, Dover
Dover Museum
Lydden Temple Ewell Nature Reserve
Lydden Motor Racing Circuit



GROUND FLOOR

Entrance Hall	18'9 x 5'7 (5.72m x 1.70m)
Utility/Cloakroom	6'1 x 5'7 (1.86m x 1.70m)
Sitting Room	19'9 x 12'2 (6.02m x 3.71m)
Play Room	11'11 x 9'6 (3.63m x 2.90m)
Kitchen/Diner	19'9 x 12'3 (6.02m x 3.74m)

FIRST FLOOR

Landing	
Bedroom 3	12'2 x 9'4 (3.71m x 2.85m)
Bedroom 2	12'2 x 10'1 (3.71m x 3.08m)
Bedroom 4	11'11 x 8'3 (3.63m x 2.52m)
Family Bath/Shower Room	11'11 x 5'9 (3.63m x 1.75m)
Principal Bedroom	14'11 x 11'11 (4.55m x 3.63m)
En Suite Shower Room	6'6 x 5'1 (1.98m x 1.55m)

OUTBUILDING

Bar/Games Room	21'9 (6.63m) narrowing to 17'4 (5.29m) x 11'3 (3.43m)
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WC

Pool/Spa Room	28'2 x 17'2 (8.59m x 5.24m)
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OUTSIDE

Rear Garden
Gated Driveway



Council Tax Band: F
Tenure: Freehold

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