



2 Hill Side, Lower Street
Eastry, Sandwich, CT13 0JF
£270,000

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2 Hill Side

Lower Street, Eastry, Sandwich

A charming and much loved cottage on the southern edge of this popular village, with good size rear garden.

Situation

The cottage is located on the southerly outskirts of this very compact and popular village, backing onto a farmers field and with more fields opposite. The village centre is only about 500 yards away but the cottage's position is free of any hustle and bustle. Eastry has an impressive array of useful shops including grocers, post office/news agent, vets surgery, pharmacist, baker, butcher, hairdressers, nail bar, pub/restaurant and Chinese takeaway. The well regarded Eastry Primary School is within easy walking distance and Buses to Dover, Deal and Sandwich serve the village with Sandwich only 3 miles away with its greater range of amenities including two very good secondary schools. Eastry is surrounded by beautiful countryside with a myriad of footpaths leading out in all directions.

The Property

A charming and much loved semi-detached cottage available for the first time in a generation offering good living space on the ground floor and with two double bedrooms at first floor, together with modern bathroom/WC. Additionally there is a lower ground floor level which is used as an occasional third bedroom and study/office (with window). The house is centrally heated with a modern gas fired combi-boiler and the windows are UPVC double glazed. There is a wood burning stove fitted to the fireplace in the sitting room and the fireplace is open backed (double sided) to the dining room fireplace also. There is an inviting, cosy ambience about the place, a great place to unwind and to enjoy the scenic walks around the village.

Outside

To the rear of the cottage is a 75' long garden bounded by high hedges with low maintenance gravel areas and mature evergreen planting with some beds for flowers and some seating areas. A gate at the end of the garden provides informal access into the field behind for dog-walks etc. Immediately behind the cottage is a small patio area outside the kitchen door and with a shared alleyway providing rear access through from the front. Parking is freely available on the lane directly outside the cottage.

Services

All mains services are understood to be connected to this property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

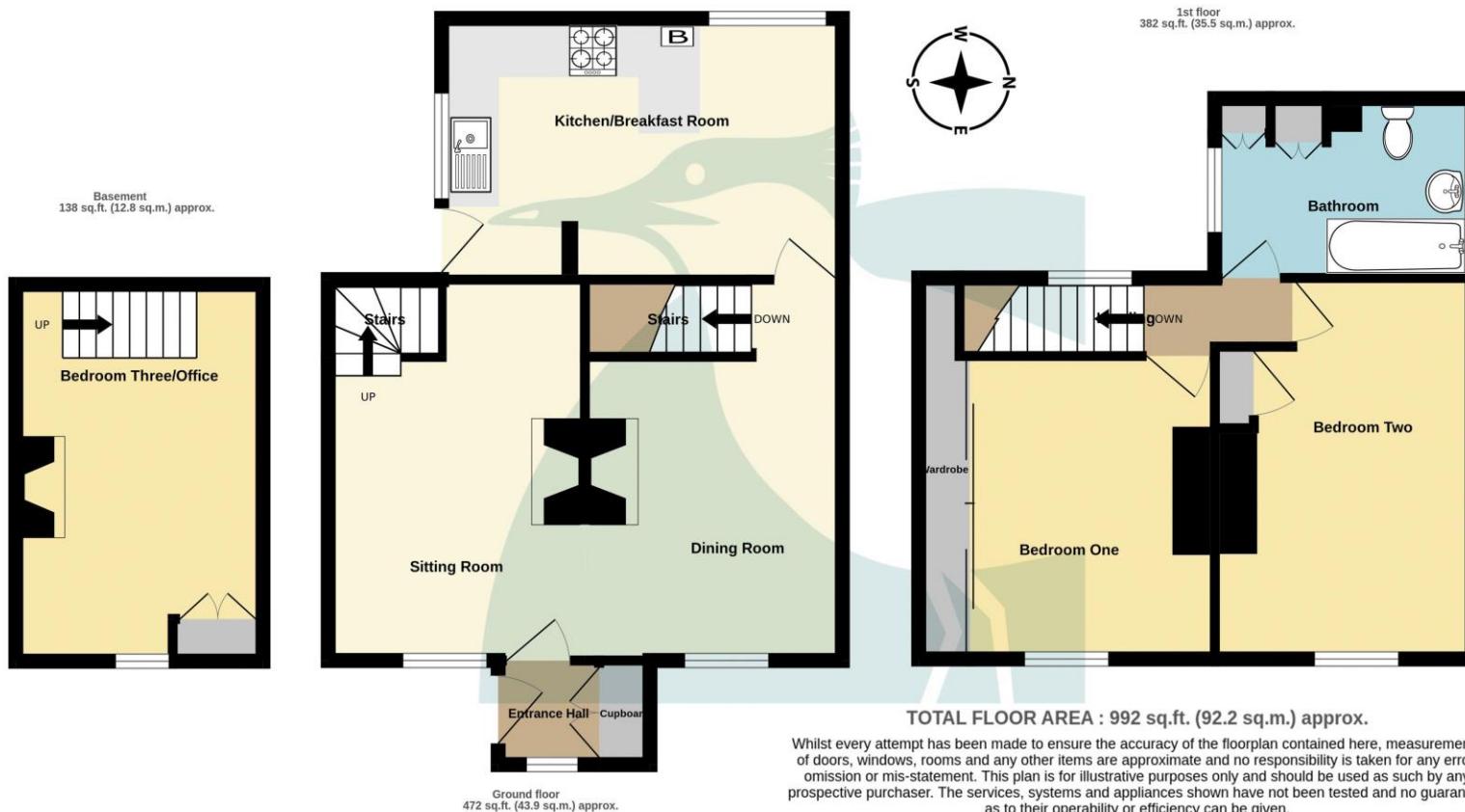
EPC Rating: D

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 612197**



Sitting Room

14' 11" x 10' 2" (4.54m x 3.10m)

Dining Room

14' 11" x 10' 2" (4.54m x 3.10m)

Kitchen/Breakfast Room

15' 10" x 10' 3" (4.82m x 3.12m)

Basement Bedroom Three/Office

14' 9" x 9' 9" (4.49m x 2.97m)

Bedroom One

11' 10" x 11' 8" (3.60m x 3.55m)

Bedroom Two

14' 11" x 10' 5" (4.54m x 3.17m)

Bathroom

10' 0" x 7' 0" (3.05m x 2.13m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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.