



Fairways, Downs Road  
East Studdal, Dover, CT15 5DA  
£340,000

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# Fairways

Downs Road, East Studdal, Dover

A modern detached bungalow set in the rural village of East Studdal, offering well maintained accommodation and good size gardens.

## Situation

Fairways is set in a rural position surrounded by unspoilt countryside, along Downs Road, within the small pleasant village of East Studdal located in the triangle of Sandwich, Canterbury and Dover, all of which provide a broad range of cultural, leisure and shopping amenities. Stations at Martin Mill and Dover Priory provide connections to London, offering services to St Pancras in just over an hour. The A2 gives access to the M2 and the remaining motorway network, and the property has good access to the Continent.

driveway providing off road parking lies to one side and gives vehicular access to the single garage, with power and lighting connected and the facility to charge a vehicle. To the rear is a flat lawned garden enjoying far reaching countryside views beyond. A pathway leads to a kitchen garden, complete with greenhouse and decked seating area, whilst a useful garden shed occupies one corner and side pedestrian access leads to the front.

## Services

Mains electric and water are understood to be connected to the property. Gas cylinder feed to boiler for heating and hot water. Private drainage.

## The Property

Having been updated by the present owners this modern detached bungalow boasts well presented accommodation in a peaceful rural setting, enjoying pleasant countryside views to the rear. The central L-shaped entrance hallway accesses all rooms with the spacious sitting/dining room and the attractive fitted kitchen positioned to the rear. The kitchen is fitted with a range of shaker units and integrated dishwasher and cooking facilities whilst a useful laundry room extension lies beyond. The dual aspect sitting room benefits from French doors opening into a single glazed garden room and a fireplace with inset wood burning stove provides a handsome focal point. To the front are two double bedrooms, the principal of which has double fitted wardrobes. Both bedrooms are serviced by a modern bathroom and separate WC. This well proportioned rural home is double glazed and centrally heated.

## Local Authority

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

## Tenure

Freehold

Current Council Tax Band: D

EPC Rating: E

## 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.

## Outside

Fairways sits centrally within its plot, being set back from the road by an enclosed lawned garden. A



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TOTAL FLOOR AREA : 983 sq.ft. (91.4 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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Ground floor  
983 sq.ft. (91.4 sq.m.) approx.



### Kitchen

12' 1" x 9' 11" (3.68m x 3.02m)

### Laundry

7' 1" x 4' 2" (2.16m x 1.27m)

### Sitting Room

19' 1" x 11' 8" (5.81m x 3.55m)

### Garden Room

External Measurement 12' 0" x 7' 7" (3.65m x 2.31m)

### Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

### Separate WC

5' 6" x 2' 6" (1.68m x 0.76m)

### Bedroom One

12' 6" x 11' 7" (3.81m x 3.53m) plus fitted wardrobes

### Bedroom Two

10' 0" x 8' 9" (3.05m x 2.66m)

### Garage

17' 0" x 8' 6" (5.18m x 2.59m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	43 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.

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