



Senang  
Hill Avenue | Shepherdswell | Dover | Kent | CT15 7PA

 FINE & COUNTRY



# Step inside

## Senang

Nestled in the heart of the desirable village of Shepherdswell, Hill Avenue is a tranquil and leafy residential cul-de-sac offering a blend of rural charm and modern convenience. Homes along this sought after avenue benefit from generous plots, mature landscaping, and a peaceful setting that feels wonderfully private while remaining well connected to the wider region.

Set within a magnificent 0.9103 of an acre private plot, this exceptional four bedroom bungalow represents a rare blend of refined single storey living and possible development potential. Approached via an impressive gated driveway, the property unfolds into a beautifully landscaped and mature wrap around garden, offering complete seclusion, elegance, and a sense of arrival befitting a home of this calibre.

Inside, the residence exudes comfort and understated luxury. Generous reception spaces flow effortlessly, enhanced by abundant natural light and serene garden views. The conservatory serves as a sophisticated year round retreat, perfect for relaxing, entertaining, or simply enjoying the tranquillity of the grounds. While the spacious sitting room is ideal for entertaining visiting friends and family, or simply relaxing and enjoying the garden views.

The bedroom accommodation is both spacious and versatile, with the fourth bedroom could be a study and provide an ideal space for remote working, creative pursuits, or additional guest accommodation. Two well appointed shower rooms ensure convenience and comfort throughout. The first bedroom is accessed via an inner hall and has a shower room next door. This could be the perfect principal suite or even a potential annexe for family and friends as the inner hall has access from the driveway and the garden, whilst the bedroom itself has a French door to the terrace and garden.

Beyond the main residence, the property continues to impress. A substantial double garage offers secure parking and storage, while the expansive grounds present a rare opportunity: a potential building plot (subject to planning), ideal for those seeking to create a second dwelling, guest house, or multi generational living solution.

The bungalow has a very good energy efficiency rating, helped by the fact solar panels have been installed on the roof. This is a home that offers not only luxury and privacy but also possibility – a chance to shape a truly remarkable estate in one of the area's most desirable settings.









# Seller Insight

“ Our grandparents built this property in the 1960s and it has been in our family ever since. Our parents renovated and extended it in 2009. We have loved the location as it is just a short walk from the village centre. Hill Avenue enjoys the best of village living: a friendly community, attractive surroundings, and easy access to everyday amenities. Its position on the edge of open countryside gives future owners the opportunity to enjoy scenic walks, outdoor pursuits, and a slower pace of life, all while remaining within easy reach of Dover, Canterbury, and major transport routes.

Shepherdswell (also known locally as Sibertswold) is a highly regarded village offering a warm community atmosphere and a range of local amenities, including village shop & post office, primary school, local pub, village hall & recreation ground and mainline railway station with direct links to Dover and London (via connection at Kearsney or Canterbury).

The village is surrounded by rolling Kent countryside, with numerous footpaths, bridleways, and scenic routes, including the South Downs Way, ideal for walking, cycling, and exploring.

Hill Avenue is particularly well placed for commuters and those who like to spend their time travelling. Shepherdswell Station provides easy access to Dover Priory, Canterbury, and connections to high speed services to London St Pancras.

The A2 is just minutes away, offering fast road links to Dover, Canterbury, and the wider motorway network and Dover Port and the Channel Tunnel are within easy reach, making continental travel exceptionally convenient.”\*

\* 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	0.4 miles
Dover Docks	9.4 miles
Canterbury	11.8 miles
Channel Tunnel	13.4 miles
Gatwick	76.9 miles
Charing Cross	71.7 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

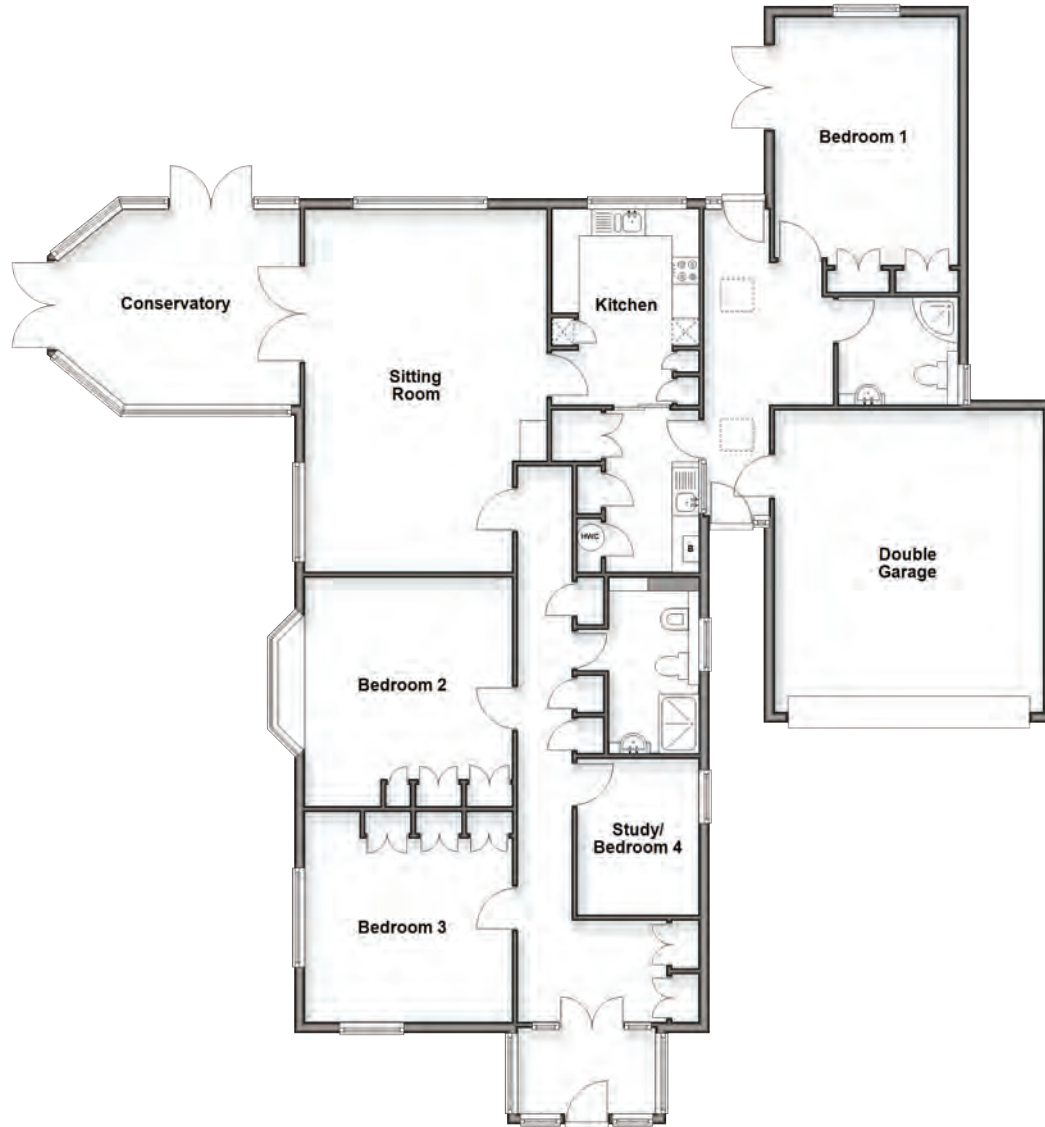
**Entertainment**

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**  
Approx. 192.6 sq. metres (2073.1 sq. feet)



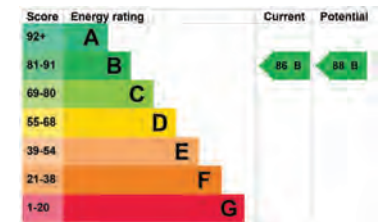
**GROUND FLOOR**

Porch	
Entrance Hall	
Bedroom 3	13'10 x 12'6 (4.22m x 3.81m)
Study/Bedroom 4	9'4 x 7'3 (2.85m x 2.21m)
Bedroom 2	12'8 x 12'5 (3.86m x 3.79m)
Shower Room	10'0 x 5'6 (3.05m x 1.68m)
Utility Room	9'5 x 5'7 (2.87m x 1.70m)
Kitchen	8'8 x 4'8 (2.64m x 1.42m)
Sitting Room	21'9 x 14'6 (6.63m x 4.42m)
Conservatory	18'8 x 12'4 (5.69m x 3.76m)
Inner Hall	
Bedroom 1	15'3 x 11'11 (4.65m x 3.63m)
Shower Room	7'3 x 6'7 (2.21m x 2.01m)

**OUTSIDE**

Wraparound Garden	
Gated Driveway	
Double Garage	18'6 x 16'5 (5.64m x 5.01m)

Council Tax Band: E  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: 21.05.2026



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