



5 Westcourt Lane

SHEPHERDSWELL, Dover
CT15 7PS

£400,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this fabulous three/four bedroom semi detached chalet bungalow located in the highly sought after Westcourt Lane, Shepherdswell, Dover. The property is in wonderful condition throughout and the accommodation boasts a spacious lounge with wood burner, kitchen, dining room that could also be used as a fourth bedroom, downstairs bathroom, three bedrooms upstairs and an en suite. Additional benefits include a beautiful sunny and private rear garden with a log cabin, off street parking for approximately two/three cars, double glazing and gas central heating (the vendors have informed us the boiler is annually serviced). The village focuses on community with a village hall which hosts events including charity sales and a pre-school playgroup. The village pub is the Grade II listed Bell by the green, near to the church. The Co-op mini-supermarket, popular Shepherdswell Primary School and train station (ideal for commuters) are all within walking distance. For your chance to view call Sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

5.45m x 4.59m (17'11" x 15'1").

Dining Room/Bedroom Four

3.97m x 3.43m (13' x 11'3").

Kitchen/Dining Room

3.49m x 3.13m (11'5" x 10'3").

Bathroom

2.45m x 2.03m (8' x 6'8").

Landing

Bedroom One

6.00m x 3.81m (19'8" x 12'6").

En Suite

Bedroom Two

3.45m x 2.91m (11'4" x 9'7").

Bedroom Three

3.34m x 2.59m (10'11" x 8'6").

Garden

A beautiful private sunny rear garden - Ideal outside space to relax with family and friends on those Summer weekends. Log cabin at the rear of the garden.

Parking

The property has parking for approximately two/three cars.

Area Information

The property is conveniently placed being 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, shop, 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 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.

