



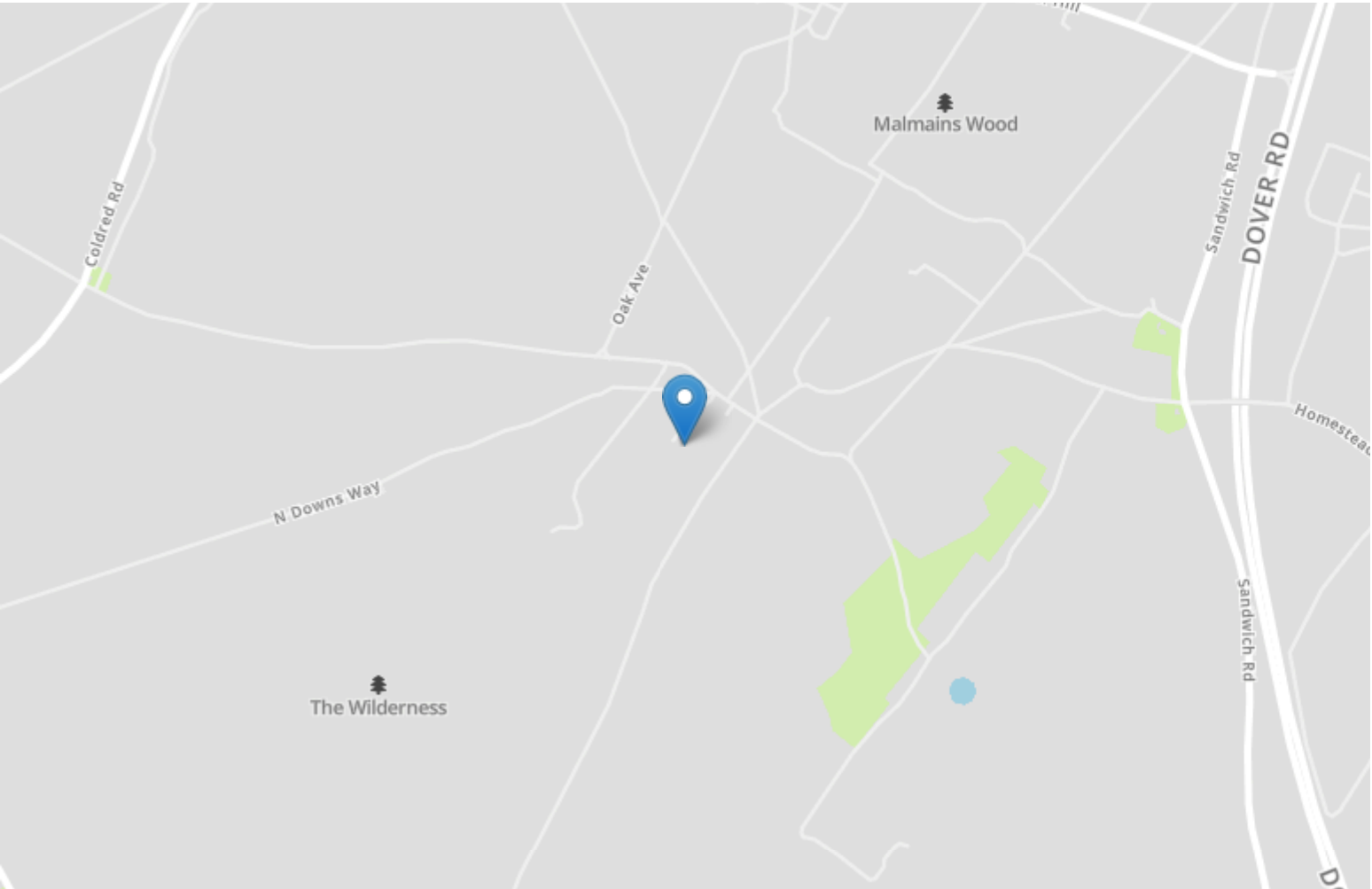
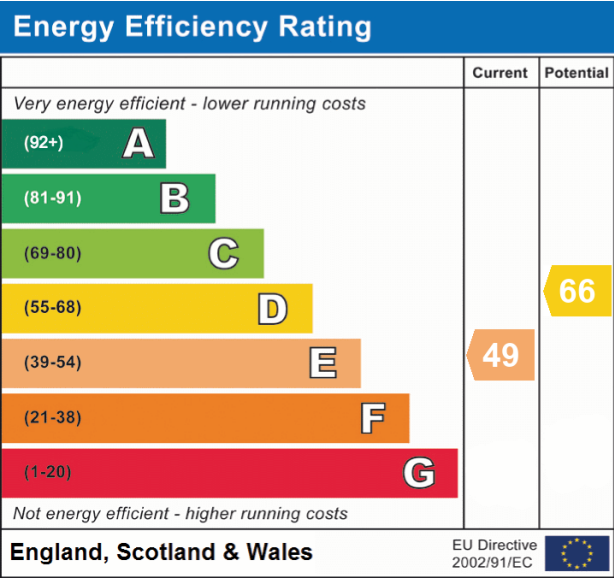
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## Waldershare House Flat 6

WALDERSHARE, Dover  
CT15 5LS

**£200,000 LEASEHOLD SHARE OF FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL... Elegant Second-Floor Apartment in a Majestic Grade I Listed Queen Anne Residence | Share Of Freehold & Long Lease | Chain Free | Set amidst breath-taking open countryside that stretches as far as the eye can see, this opulent Grade I listed Queen Anne mansion offers a rare opportunity to own a piece of English heritage. Once the former home of the Earl of Guilford, the residence was thoughtfully converted in the late 1970s to form a unique collection of luxury apartments and mews cottages. Located on the second floor, this beautifully presented apartment is light-filled and spacious, featuring high ceilings and elegant period charm throughout. A particularly impressive highlight is the circular feature window in the bathroom, offering magnificent countryside views that perfectly complement the home's character. The accommodation comprises a generous entrance hall with a telephone entry system, leading to a bright dual-aspect sitting/dining room. The fitted kitchen/breakfast room has space for a table and chairs - ideal are space to relax whilst having breakfast. A walk-in storage room adds valuable utility space. There are two double bedrooms, both with built-in wardrobe cupboards, and a spacious bathroom. A strikingly long, sweeping gravel driveway leads to the grand main entrance, where there is ample parking for both residents and visitors. The apartment also benefits from a double garage with power and lighting, plus access to a residents' car wash bay. Surrounding the property are meticulously landscaped communal gardens, rich with established trees, colourful shrubs, and seasonal flowers - providing a peaceful and picturesque setting to complement this exceptional home.



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**Lounge/Dining Room**

18' 1" x 11' 1" (5.51m x 3.38m)

**Kitchen**

12' 2" x 10' 0" (3.71m x 3.05m)

**Bedroom One**

15' 1" x 12' 8" (4.60m x 3.86m)

**Bedroom Two**

12' 7" x 9' 0" (3.84m x 2.74m)

**Bathroom**

8' 2" x 7' 5" (2.49m x 2.26m)

**Communal Gardens**

**Double Garage**

16' 10" x 15' 3" (5.13m x 4.65m)

**Lease & Service Charge Information**

The vendors have informed us of the following information;

The property is being sold with a Share Of Freehold.  
Lease length - 999 Years From 31st December 2017.  
Service Charge - Approximately £10,000 per annum which includes gas, water, building insurance, communal areas and communal gardens.

**Area Information**

The neighbouring village of Eythorne is a popular semi-rural location with ease of access to Deal, Dover, Canterbury and the Cinque Port Town of Sandwich, all of which offer an abundance of amenities and schools. The high speed rail link to London St Pancras runs from Deal, Dover, Canterbury and Sandwich. The village also benefits from a popular local public house and general stores.

The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay where The Open is often hosted.

