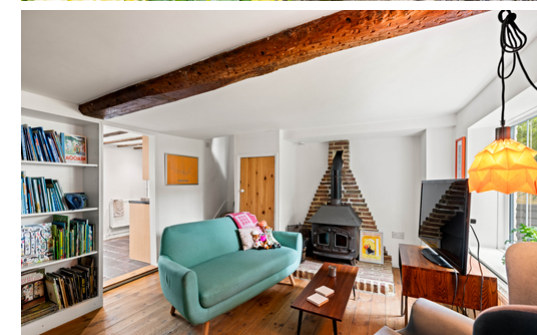


46 River Street

RIVER, Dover
CT17 0RB

£300,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £300,000 To £325,000 |Charming 1750s Three-Bedroom Semi-Detached Cottage with Orangery, Wood Burner & Parking – Prime Village Location Nestled in the heart of a highly sought-after village, this enchanting three-bedroom semi-detached cottage, dating back to the 1750s, effortlessly combines period charm with modern comforts - ideal for those seeking character, space, and convenience. Brimming with warmth and original features, the inviting living space is centred around a beautiful wood burner, perfect for cosy evenings in. To the rear, the elegant orangery provides a light-filled retreat with tranquil views over the sunny rear garden - a private and peaceful outdoor space, ideal for relaxing or entertaining. The property also benefits from a stylish bathroom, double glazing, gas central heating and a handy storage room to the front, offering practical space rarely found in cottages of this kind. Off-street parking adds to the convenience of village life. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, all within walking distance of the highly regarded River Primary School, local shops, and picturesque countryside walks. With timeless appeal and an unbeatable location, this delightful home is a rare find - early viewing is highly recommended. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

13' 3" x 12' 0" (4.04m x 3.66m)

Kitchen

13' 2" x 7' 7" (4.01m x 2.31m)

Sun Room

13' 7" x 9' 9" (4.14m x 2.97m)

Bathroom

9' 11" x 7' 10" (3.02m x 2.39m)

Bedroom

12' 7" x 11' 1" (3.84m x 3.38m)

Bedroom

13' 5" x 8' 0" (4.09m x 2.44m)

Loft Room/Bedroom

15' 1" x 12' 0" (4.60m x 3.66m)

Garden

Off Street Parking

The property has off street parking for two cars.

Store

8' 7" x 7' 10" (2.62m x 2.39m)

Area Information

The property is located in the highly sought after historic village of River; a popular residential village providing amenities for a thriving community with a good village hall, primary school and a number of small grocery stores. The local athletic ground is shared by Dover's cricket, rugby and football clubs. Being part of the Kent Downs Area of Outstanding Natural Beauty, there are a wealth of public footpaths, bridle ways and cycle routes on one's doorstep. The beautiful Kearsney Abbey & Russell Gardens lie close by and Whitfield lies to the north-east with main brand superstores. The harbour town of Dover beyond has an impressive marina, water sport facilities, and excellent educational establishments; together with ferry service to the continent and high speed mainline railway station, with the travel time to London St Pancras being just under the hour.

