



Ivy House, Sprinkle Farm, The Street, Swingfield, Dover, Kent, CT15 7HA

Guide Price £765,000

EPC RATING: E

Idyllic  
Peaceful  
Location

An enchanting detached brick and flint cottage being one of the original dwellings set in the heart of the sought after Hamlet of Swingfield. The property dates back to 1806 and has been sympathetically extended. Set in approximately 1/4 Acre plot and enjoying a blissful backdrop of the picturesque Grade I St. Peters Church which originates back to the 13th Century. Inside this beautiful home there are endless original character features including exposed timbers, oak beams, exposed brickwork and impressive fireplaces. The property provides plenty of driveway parking for up to five vehicles, there is a detached single garage used for storage and attached double garage which was designed and constructed for future conversion subject to any necessary planning permissions. The attractive rear garden has a greenhouse and vegetable patch, large terrace and lawn where you can enjoy the seclusion and peace while you observe nature and enjoy the unpolluted night skies. EPC Rating = E



Approximate Gross Internal Area (Including Low Ceiling) = 147 sq m / 1581 sq ft  
 Garage = 42 sq m / 454 sq ft  
 Outbuildings = 15 sq m / 158 sq ft

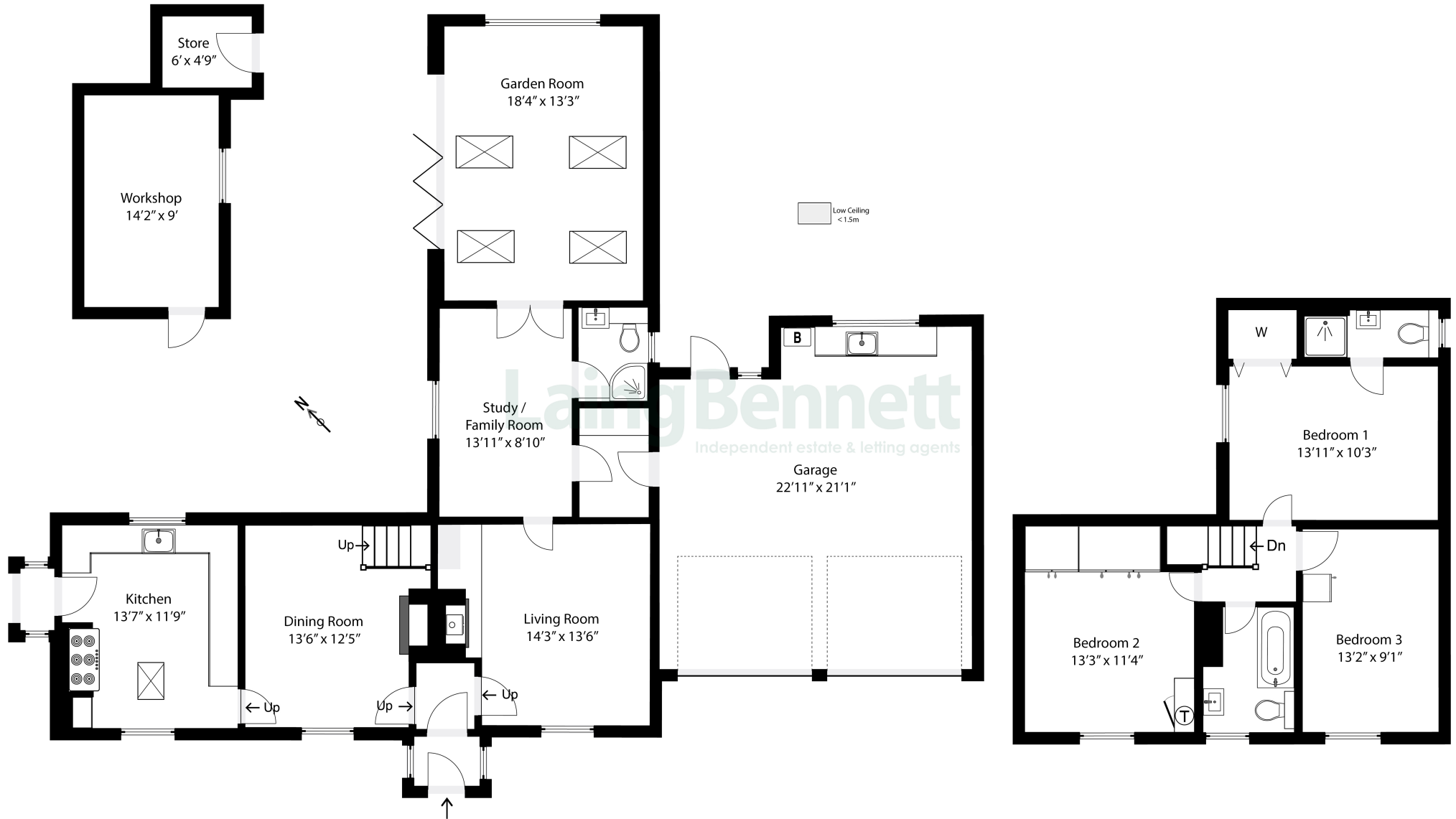


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
 Not to scale. Outbuildings are not shown in actual location.

### Situation

Swingfield is a picturesque Hamlet conveniently located between Canterbury and Folkestone. Tesco Express, Lidl, doctors surgery/health centre, primary schools, pubs and takeaway outlets, community centre, and a variety of other shops. From Hawkinge there are good transport links by bus to Canterbury and Folkestone and at Folkestone Central Station High Speed train services to London. Good access to M20 and Channel Tunnel.

### The accommodation comprises

#### Ground floor

##### Entrance porch

Recently fitted weather boarded porch and security composite front door (December 2023) with tiled floor. Electricity meter and fuse boxes housed above inner door. External wall light.

##### Entrance lobby

Porcelain wood effect flooring. Doors to dining room and sitting room.

##### Dining room

13' 6" x 12' 5" (4.11m x 3.78m) Brick arched fireplace and brick hearth. Stairs to first floor: Double glazed window to front. Exposed ceiling and stair timbers. Fitted wall/display units. Radiator. Porcelain wood effect flooring. Door to:

##### Kitchen

13' 7" x 11' 9" (4.14m x 3.58m) Fitted French oak kitchen with quartz worktops. Ceramic tiled floor. Vaulted ceiling with exposed timbers. Arched fireplace housing 'Smeg' electric range cooker. Fitted undercounter, fridge, freezer, dishwasher. Double glazed windows to front and rear. Velux roof window. TV aerial point. Security alarm panel. Radiator. Stable door to covered porch and single driveway.

##### Rear porch

Covered open porch with newly fitted side windows.

##### Living room

14' 3" x 13' 6" (4.34m x 4.11m) Brick fireplace housing wood burning stove with brick hearth and plinth to side. Double glazed window to front. Exposed ceiling timbers. Natural brick with timbers. TV aerial point. Telephone point. Two radiators. Porcelain wood effect flooring. Door to:

##### Study/family room

13' 11" x 8' 10" (4.24m x 2.69m) Natural brick to wall. Double glazed window to side. TV aerial point. Radiator. Porcelain wood effect flooring. Double doors to:

##### Garden room

18' 4" x 13' 3" (5.59m x 4.04m) Vaulted ceiling with exposed timbers. Triple glazed window to rear. Four triple glazed velux roof windows. Five triple glazed bi-fold doors opening onto paved terrace. TV aerial point. Radiator. Porcelain wood effect flooring.

##### Shower room/WC

Fitted vanity unit with basin. WC. Shower cubicle with electric shower. Double glazed window to side. Radiator with integrated heated towel rail. Porcelain wood effect flooring. Extractor fan.





#### Utility

Fitted shelving for clothes storage/airing. Fitted security cabinets. Fridge/freezer. Security alarm panel. Porcelain wood effect flooring. Fire safety standard door to double garage.

#### First floor

##### Landing

Access to roof space. Burglar alarm system with integrated smoke alarm.

##### Bedroom one

13' 11" x 10' 3" (4.24m x 3.12m) Double glazed window to side. Access to roof space. Natural brick and flint to wall. TV aerial point. Built-in walk-in double wardrobe. Radiator.

##### Ensuite shower room

Fully tiled. Glazed shower cubicle. WC. Built in vanity unit with basin. Double glazed window to side. Extractor fan. Radiator/Heated towel rail.

##### Bedroom two

13' 3" x 11' 4" (4.04m x 3.45m) 4.02m x 2.65m Double glazed window to front. Wood panelling to three walls. Fitted storage cupboard. TV aerial point. Radiator.

##### Bedroom three

13' 2" x 9' 1" (4.01m x 2.77m) Double glazed window to front. Fitted airing cupboard with hot water cylinder and shelving. Wood panelling to walls. Sharp fitted wardrobes to one wall. TV aerial point. Radiator

##### Family bathroom

Double glazed window to front. Fitted white suite (2022) panelled bath with mixer taps and acrylic splashback on two sides, WC, vanity unit & basin, laminated flooring, panelling to dado height, radiator.

#### Outside

##### Garage

22' 11" x 21' 1" (6.99m x 6.43m) Designed and constructed for future conversion subject to any necessary planning permissions. Utility area housing boiler, sink hot and cold water, fitted worktop, washing machine, tumble dryer, freezers. Double glazed window to rear. Double glazed door with side window to rear garden. Fitted ladder to fully boarded loft space providing a large storage area PIR lighting.

##### Single garage utilised as a garden store

14' 2" x 9' 0" (4.32m x 2.74m) with attached:

##### Store

6' 0" x 4' 9" (1.83m x 1.45m)

##### Garden

Attractive front and rear garden. Greenhouse and vegetable patch, plus direct private access to the church and churchyard.

##### Heating

Oil







## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

## Directions

For directions to this property please contact us

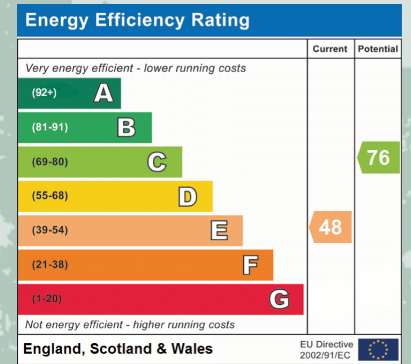
## Lyminge

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