


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 7 Coombe Close St Andrews Gardens

SHEPHERDSWELL, Dover  
CT15 7GZ

**£450,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...This is a stunning three-bedroom detached family home, superbly positioned within the highly sought-after Coombe Close, St Andrews Gardens, Shepherdswell, Dover. Offering generous and versatile accommodation, this beautifully presented property is ideal for a growing family seeking space, comfort, and a desirable village setting. The ground floor comprises a welcoming lounge, a separate dining room ideal for entertaining, and a modern-style kitchen fitted to a high standard. Further benefits include a downstairs cloakroom and a separate utility room, adding excellent practicality. A real highlight of the home is the ground-floor bedroom with en-suite, providing flexible living options for guests, multigenerational living, or home working. To the first floor are two well-proportioned bedrooms, along with a modern shower room, completing the accommodation. Externally, the property enjoys a private rear garden, perfect for relaxing and outdoor entertaining, together with a garage and off-road parking, offering convenience and secure storage. Situated in a highly desirable residential location, this impressive home combines generous living space with a peaceful setting, making it an excellent choice for families looking to settle in one of the area's most popular locations. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer. For your chance to view call Burnap + Abel on 01304 279107.





Lounge

17' 0" x 9' 4" (5.18m x 2.84m)

Dining Room

15' 4" x 8' 2" (4.67m x 2.49m)

Kitchen

16' 10" x 7' 10" (5.13m x 2.39m)

Utility

W.C.

Bedroom Two

12' 9" x 11' 6" (3.89m x 3.51m)

En Suite

Bedroom One

21' 4" x 10' 10" (6.50m x 3.30m)

Bedroom Three

20' 8" x 7' 6" (6.30m x 2.29m)

Shower Room

7' 2" x 6' 2" (2.18m x 1.88m)

Garden

Garage & Off Street Parking

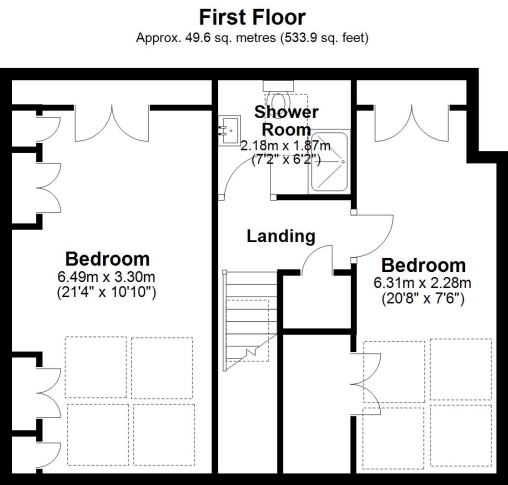
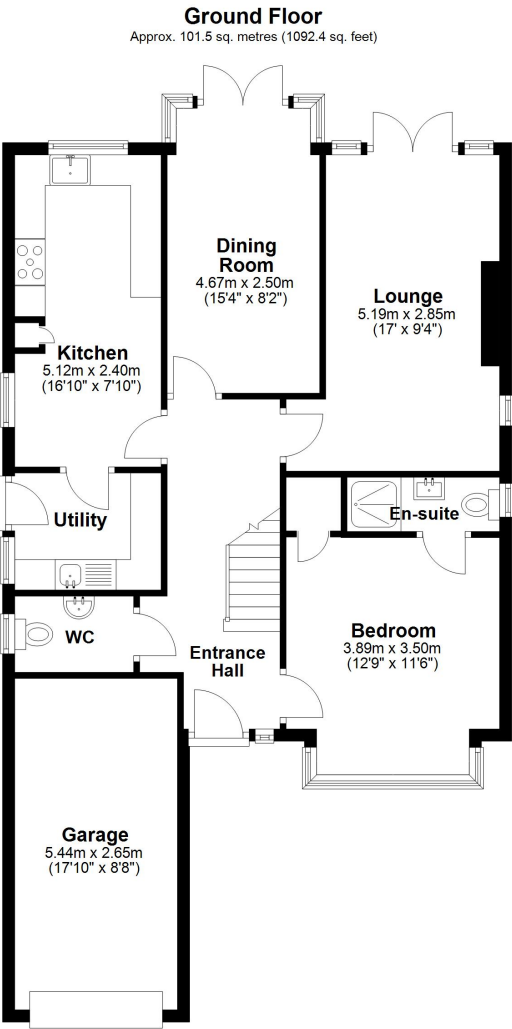
17' 10" x 8' 8" (5.44m x 2.64m)

Area Information

Coombe Close sits just off St Andrews Gardens, which is in a prime location in the highly sought after village of Shepherdswell.

The village has a primary school, with a preschool located in the village hall and a recreation ground for sport and children's play. There is a doctors surgery. The Bell, the village pub is situated by the village green, opposite the church. There is a Co-op mini supermarket. A 10 minute drive away takes you to the comprehensive shopping facilities at Whitfield where the Dover leisure centre is also located.

Shepherdswell railway station and the readily accessible A2 provide strong links across the region including commuting to Dover, Canterbury and beyond via high speed trains.



Total area: approx. 151.1 sq. metres (1626.3 sq. feet)

