



Beeches, The Street, Eythorne, Dover, Kent, CT15 4BG

EPC Rating = D

Guide Price £529,950





A great opportunity to purchase a superb home in the heart of the ever popular village of Eythorne. The ground floor offers an impressive open-plan living/dining room, perfect for everyday living and entertaining. A convenient downstairs cloakroom is located in the hallway. The spacious kitchen serves as the centerpiece of the home, complemented by a practical utility space. An impressive recently constructed bright and airy conservatory adds extra living space, while seamlessly connecting the home to the garden. First Floor: The main bedroom features its own en-suite shower room, offering a private retreat. Two further well-sized bedrooms provide ample accommodation for family or guests. A modern family bathroom completes the first-floor layout, combining style and functionality. Outside: A driveway leads to the carport providing parking for two cars and the 'half' garage offers plenty of storage. The good size rear garden offers privacy with a sun terrace, lawn and well stocked border beds. There is a cabin, covered workshop, shed and greenhouse. EPC Rating: D

**Guide Price £529,950**

**Tenure** Freehold

**Property Type** Link Detached House

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 2

**Parking** Carport

**Heating** Gas

**EPC Rating** D

**Council Tax** Band E

Dover District Council



## Situation

This delightful residence is located in the popular village of Eythorne, which offers convenient daily amenities, including a local shop with a Post Office, a primary school, and a public house. Residents can also enjoy picturesque countryside walks nearby.

Just two miles south lies the village of Shepherdswell, which provides additional facilities such as a village store, a primary school, and a train station offering connections to London and Dover. Canterbury City Centre, situated approximately 14 miles away, boasts a high-speed train service to London in under an hour, along with an array of amenities, including public and private schools. The property also benefits from easy access to the A2, connecting to the wider motorway network and the port of Dover.

## Ground floor

### Entrance Hall

### Living/dining room

24' 10" x 11' 9" (7.57m x 3.58m)

### Cloakroom/WC

### Conservatory

12' 2" x 9' 10" (3.71m x 3.00m)

### Kitchen

18' 8" x 9' 9" (5.69m x 2.97m)

### Utility Room

9' 0" x 7' 11" (2.74m x 2.41m)



## First floor

### Landing

### Bedroom one

12' 11" x 10' 9" (3.94m x 3.28m)

### Ensuite shower room/WC

### Bedroom two

11' 5" x 10' 9" (3.48m x 3.28m)

### Bedroom three

10' 9" x 8' 4" (3.28m x 2.54m)

### Family bathroom/WC

## Outside

### Garage and parking

A driveway leads to the carport providing parking for two cars and the 'half' garage offers plenty of storage.

### Garden

The good size rear garden offers privacy with a sun terrace, lawn and well stocked border beds. There is a cabin, covered workshop, shed and greenhouse







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Approximate Gross Internal Area (Including Low Ceiling) = 131 sq m / 1410 sq ft  
 Outbuildings / Garage = 22 sq m / 236 sq ft  
 Total = 153 sq m / 1646 sq ft

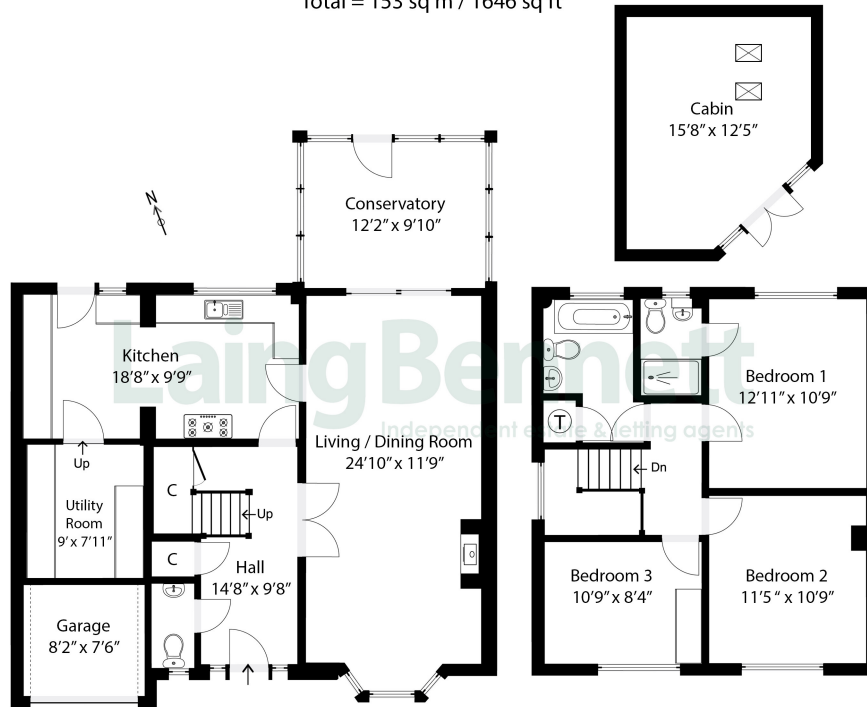
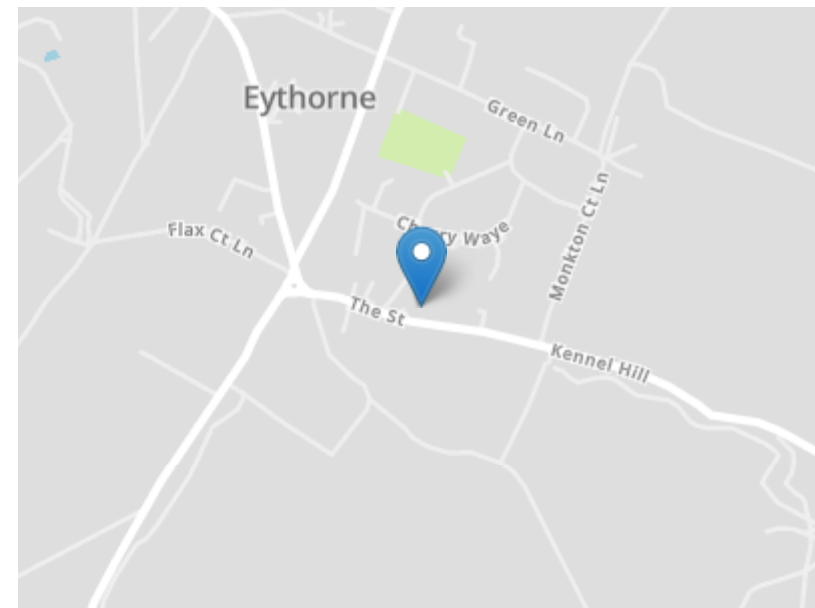


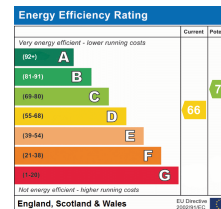
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
 Not to scale. Outbuildings are not shown in actual location.  
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