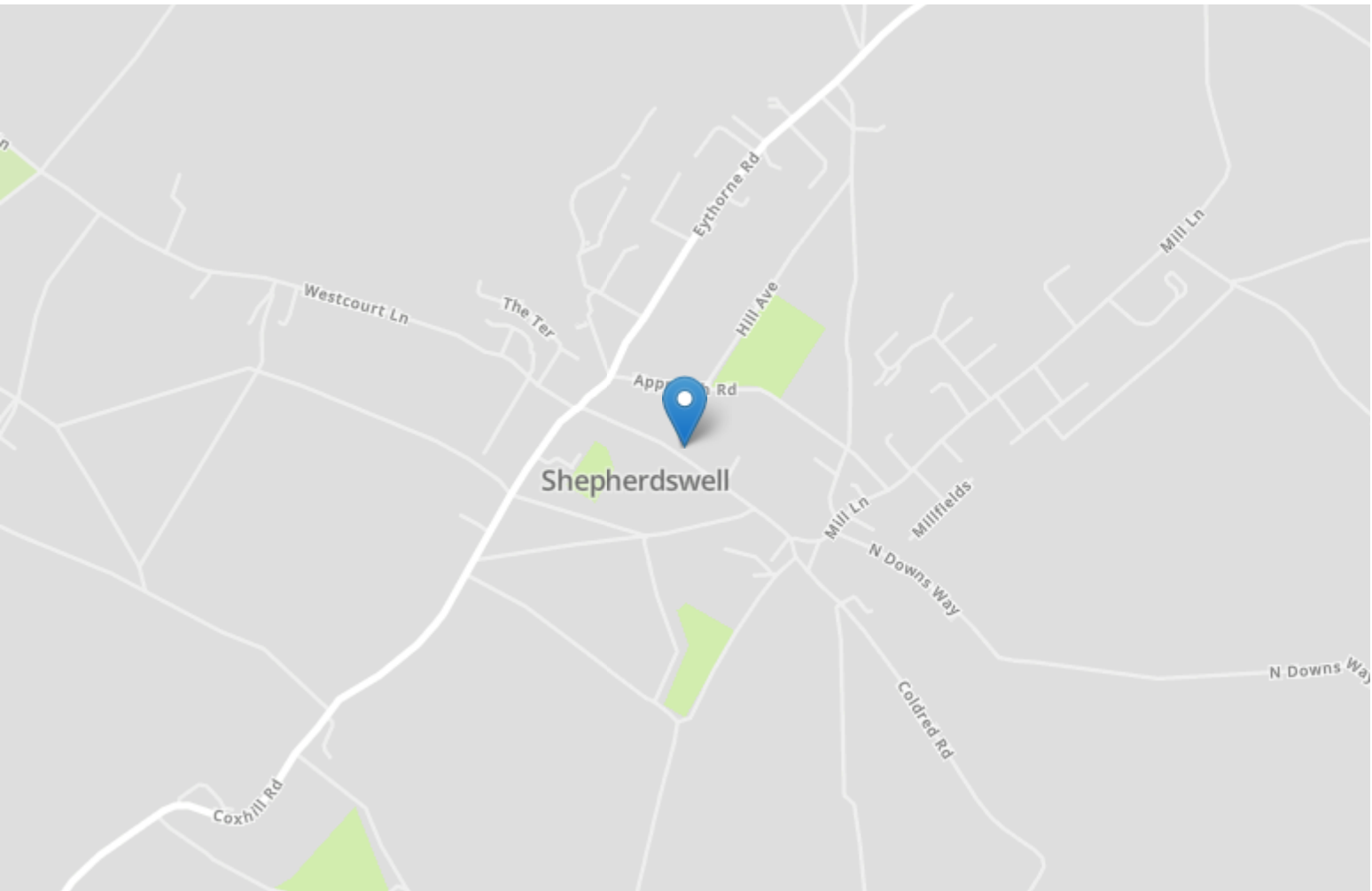


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



6 Church Hill

SHEPHERDSWELL, Dover
CT15 7NR

£440,000 FREEHOLD

Draft Details... FOR SALE THOROUGH BURNAP + ABEL... Offers in Excess £440,000... Burnap + Abel are delighted to offer onto the market this fabulous three bedroom detached family home located in the highly sought after Church Hill, Shepherdswell, Dover, The property is in beautiful condition throughout and the accommodation boasts a large living/dining areas, separate sitting room that could also be used as a fourth bedroom, beautiful modern kitchen, three double bedrooms and a bathroom. Additional benefits include a fantastic sunny and child friendly rear garden, garage and off street parking, lean-to conservatory, downstairs W.C., double glazing and gas central heating. The village focuses on community with a village hall which hosts events including charity sales and a pre-school playgroup. The village pub is the Grade II listed Bell by the green, near to the church. The Co-op mini-supermarket, popular Shepherdswell Primary School and train station (ideal for commuters) are all within walking distance. For your chance to view call Sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

14' 11" x 10' 11" (4.55m x 3.33m)

Dining Area

12' 8" x 10' 11" (3.86m x 3.33m)

Living Area

16' 8" x 14' 11" (5.08m x 4.55m)

Kitchen

12' 6" x 10' 6" (3.81m x 3.20m)

Lean-To/Utility

18' 10" x 5' 2" (5.74m x 1.57m)

W.C.

Bedroom One

13' 7" x 13' 0" (4.14m x 3.96m)

Bedroom Two

13' 1" x 10' 11" (3.99m x 3.33m)

Bedroom Three

7' 11" x 7' 7" (2.41m x 2.31m)

Bathroom

10' 11" x 5' 0" (3.33m x 1.52m)

Garden

Garage & Off Street Parking

15' 11" x 8' 10" (4.85m x 2.69m)

Area Information

The property is conveniently placed being close to all local amenities. The villagers of Shepherdswell are extremely proud of the friendly community, together with a good range of facilities, including a doctors' surgery, primary school, public house, shop, and a wide range of recreational facilities. Being situated on the edge of the Kent Downs Area of Outstanding Natural Beauty, the area benefits from a wealth of walks, rides and cycle routes. A main line train station gives access to the nearby Channel Port of Dover and the Cathedral City of Canterbury. There is also excellent road access to the A2 Canterbury to Dover road with both offering excellent additional educational, recreational and shopping facilities, together with high-speed main line train services to London, with the travel time to St Pancras being some 60 minutes.

