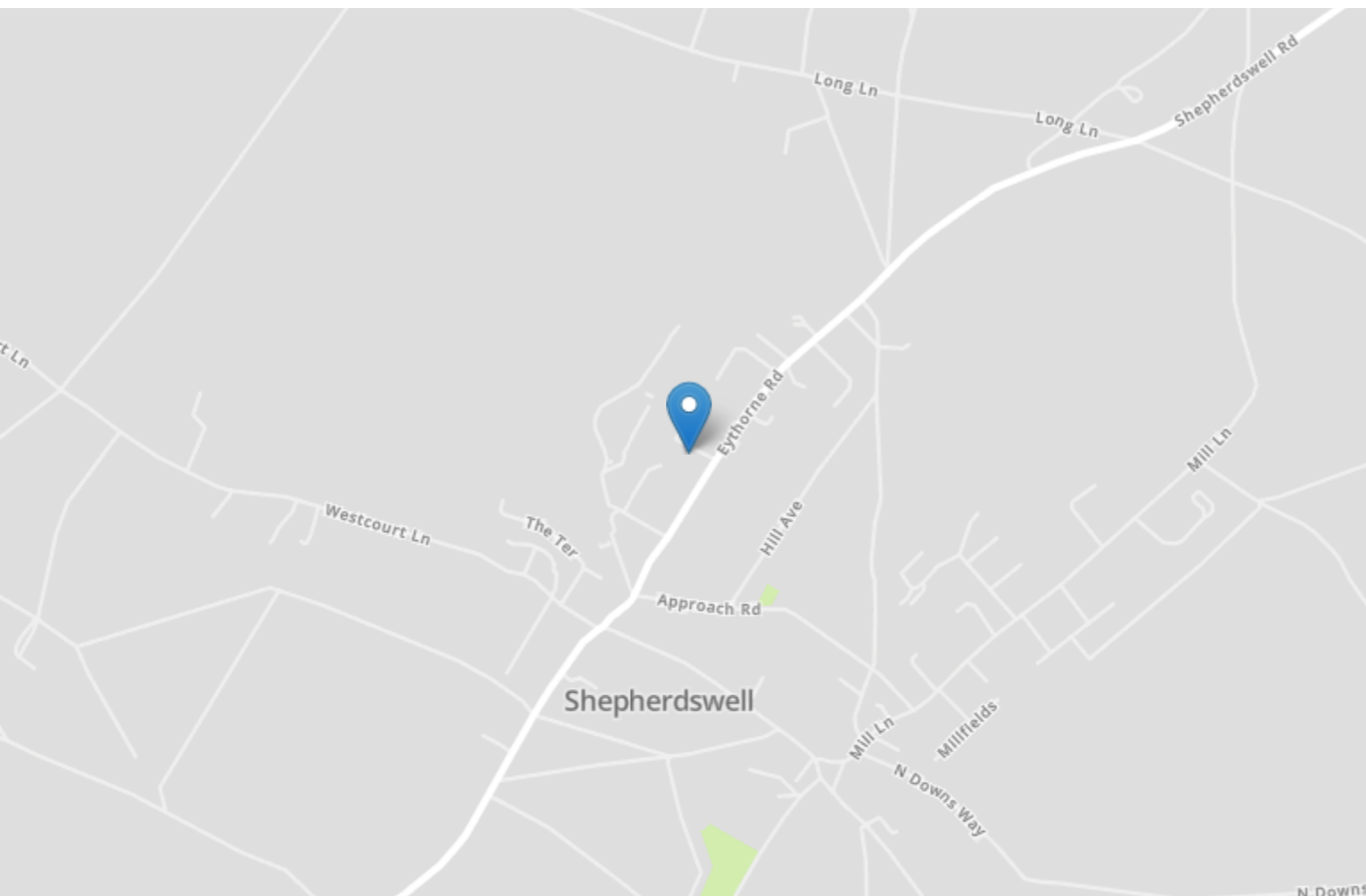


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
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



## 4 The Glen

SHEPHERDSWELL, Dover  
CT15 7PF

**£375,000 FREEHOLD**

Draft Details... 3 Bedroom Detached Family House | Chain Free | Garage & Off-Road Parking | 3 Double Bedrooms | Downstairs W.C. | Utility Room | Popular Village Location... Burnap + Abel are delighted to offer onto the market this spacious 3 bedroom detached house situated on the popular residential location The Glen, Shepherdswell. The property is in need of modernisation and offers a large lounge/dining room, kitchen, utility/office, downstairs W.C., three double bedrooms, family bathroom and garage (roof replaced 2023 and door replaced 2020). Additional benefits include a sunny and private rear garden, off-road parking, double glazing, gas central heating and NO ONWARD CHAIN. Situated between Eythorne and Lydden, the idyllic village of Shepherdswell is rich in amenities such as local coop and farm shop, village hall, pre school as well as the East Kent Railway Trust and its beautiful surrounding countryside. Shepherdswell offers fantastic transport links via the high-speed trains to London St. Pancras within 2 hours. For your chance to view call sole agent Burnap + Abel on 01304 279107.



## Entrance Hall

A spacious entrance hall with carpeted flooring, storage cupboard and radiator. Door leading to;

## Lounge/Dining Room

8.14m x 3.63m (26'8" x 11'11"). A Large open plan lounge and dining room with double glazed windows to front and rear with door leading to garden. Finished with carpeted flooring and two radiators. Door leading to kitchen.

## Kitchen

3.19m x 2.91m (10'6" x 9'7"). A mix of wall and base units with fitted sink and integrated cooker hood. Space for freestanding cooker, dishwasher and under counter fridge or freezer. Also within the kitchen you will find a double glazed window, vinyl flooring and a radiator.

## Utility/Study

4.48m x 2.32m (14'8" x 7'7"). A good sized utility room with wall unit, a work top with sink and space for a washing machine. Finished with double glazed windows, radiator and vinyl flooring. Separate doors leading to garden and garage.

## Downstairs W.C.

A useful downstairs toilet with low level W.C., hand wash basin, extractor fan and vinyl flooring.

## Bedroom One

4.25m x 3.16m (13'11" x 10'4"). Generously sized double bedroom with double glazed window, radiator and carpeted flooring.

## Bedroom Two

3.81m x 3.15m (12'6" x 10'4"). Another spacious double bedroom with double glazed window, radiator and carpeted flooring.

## Bedroom Three

2.84m x 2.73m (9'4" x 8'11"). Double bedroom with double glazed window, radiator and carpeted flooring.

## Bathroom

2.27m x 1.85m (7'5" x 6'1"). A spacious bathroom fitted with bath, overhead shower, hand wash basin, low level W.C., heated towel rail, double glazed frosted window and vinyl flooring.

## Garage

5.07m x 2.52m (16'8" x 8'3"). A single garage with lighting, power and wall mounted boiler. The vendor has informed us that the roof of the garage was replaced in 2023 and the garage door was also renewed in 2020. Driveway in front suitable to park one car.

## Garden

A sunny and private south facing rear garden with patio, lawn and side access.

## 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.

