

4 Whittington Terrace Cox Hill

SHEPHERDSWELL, Dover
CT15 7NH

£325,000 FREEHOLD

Draft Details...Fabulous Outbuilding Converted Into An Office | Off-Street Parking For Two Vehicles | Complete Chain | En suite | Beautiful Southerly-Facing Rear Garden | Modern Gas Boiler (installed 2021) | Downstairs WC | Popular village location Burnap + Abel are delighted to offer to the market this fabulous three-bedroom house, situated in the highly sought-after Whittington Terrace, Shepherdswell, Dover. The property is presented in beautiful condition throughout and the accommodation comprises a spacious lounge and dining room, a stunning modern kitchen/breakfast room, three well-proportioned bedrooms, an en suite, and a contemporary family bathroom. Further benefits include a wonderful outbuilding converted into a home office, off-street parking for two vehicles, a lovely southerly-facing rear garden, downstairs WC, double glazing, and gas central heating with a modern boiler installed in 2021. Shepherdswell is a highly popular village offering a primary school, post office, pub, mini supermarket, and a mainline railway station. The surrounding countryside provides excellent walking and cycling routes, while the A2 is within easy reach, offering convenient access to Dover and the Cathedral City of Canterbury. For your chance to view, please contact sole agents Burnap + Abel on 01304 279107.



Entrance Hall**Lounge**

12' 10" x 11' 2" (3.91m x 3.40m)

Dining Area

11' 1" x 10' 4" (3.38m x 3.15m)

W.C.**Kitchen**

30' 8" x 9' 3" (9.35m x 2.82m)

First Floor Landing**Bedroom Two**

11' 8" x 10' 8" (3.56m x 3.25m)

Bedroom Three

10' 10" x 9' 1" (3.30m x 2.77m)

Bathroom

9' 8" x 8' 11" (2.95m x 2.72m)

Bedroom One

14' 7" x 9' 8" (4.45m x 2.95m)

En Suite**Garden****Outbuilding/Office + Off Street Parking For Two Cars**

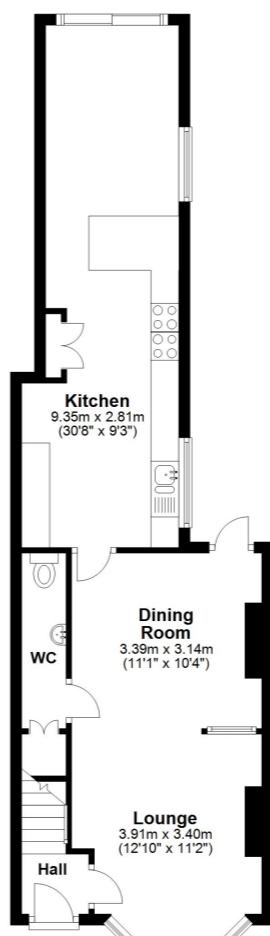
15' 5" x 9' 10" (4.70m x 3.00m)

Area Information

The property is located in a highly sought after location, close to 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, shops 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. Both offer excellent additional educational, recreational and shopping facilities, together with high speed main line train services to London.

Ground Floor

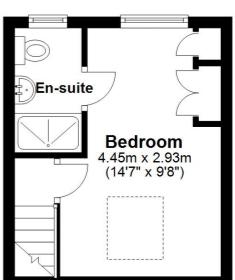
Approx. 51.2 sq. metres (550.9 sq. feet)

**First Floor**

Approx. 36.1 sq. metres (388.5 sq. feet)

**Second Floor**

Approx. 17.4 sq. metres (187.3 sq. feet)



Total area: approx. 104.7 sq. metres (1126.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

