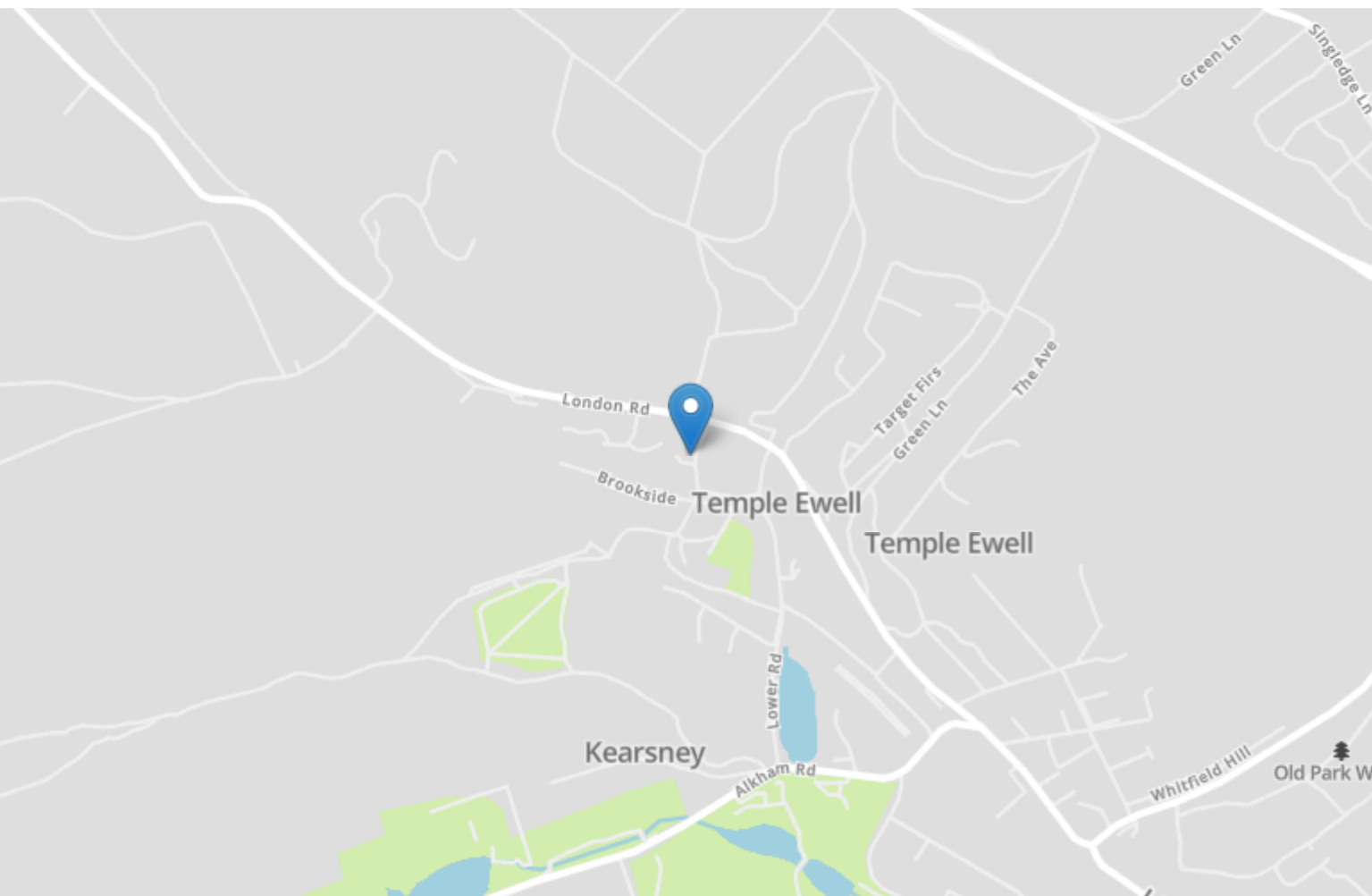


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 1 Templar Road

TEMPLE EWELL, Dover  
CT16 3DL

**£425,000 FREEHOLD**

Draft Details... Offers In Excess Of £425,000 | Chain Free | Planning Permission In Place For Double Storey Extension (Planning Application Number 20/01504) | In Need Of Refurbishment | In An Area Of Outstanding Natural Beauty | Very large Garage/Workshop Which Also Has Planning Permission To Convert Into An Annexe That Could Be Used As An Airbnb | Parking | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom detached character home located in the highly sought after Templar Road, Temple Ewell. The property is in need of refurbishment and comes with full planning permission for a two storey extension making this a fabulous opportunity for potential buyers wishing to live in the heart of Temple Ewell. The accommodation boasts a lounge, dining room, kitchen, three good size bedrooms and a bathroom. Additional benefits include a large garage/workshop measuring 30'4" x 20'5" which could be converted into an Annexe or used as an Airbnb, parking, roof replaced in 2018 (Approximately), garden and NO ONWARD CHAIN. The sought after Temple Ewell area is situated outside of Dover, offering a local primary school, 2 churches and the local award winning Fox Inn, pub. The popular villages of River, Kearsney & Lydden are all within close proximity. Regular buses are available with access to all nearby villages and Dover town, along with easy access to the A2 leading to the famous city of Canterbury. You also have nearby lovely Lakeland parks of Kearsney Abbey as well the mainline railway station with its high speed links to London. For your chance to view call sole agents Burnap + Abel on 01304 279107.





### Lounge

13' 11" x 11' 1" (4.24m x 3.38m) Exposed floorboards, fire place, radiator and bay fronted windows.

### Dining Room

13' 11" x 10' 11" (4.24m x 3.33m) Exposed floorboards, bay fronted window and radiator.

### Kitchen

10' 1" x 10' 0" (3.07m x 3.05m)

### Bathroom

8' 4" x 6' 9" (2.54m x 2.06m) Bath, wash hand basin, window and radiator.

### W.C.

Low level W.C. and window.

### Bedroom One

12' 0" x 11' 1" (3.66m x 3.38m) Double bedroom with exposed floorboards, feature fire place, window and storage cupboard.

### Bedroom Two

12' 0" x 10' 11" (3.66m x 3.33m) Double bedroom with exposed floorboards, feature fire place, window and cupboard.

### Bedroom Three

10' 2" x 10' 0" (3.10m x 3.05m) A generous size third bedroom with exposed floorboards and double aspect double glazed windows.

### Garden

A generous size garden which is laid to lawn.

### Garage/Workshop

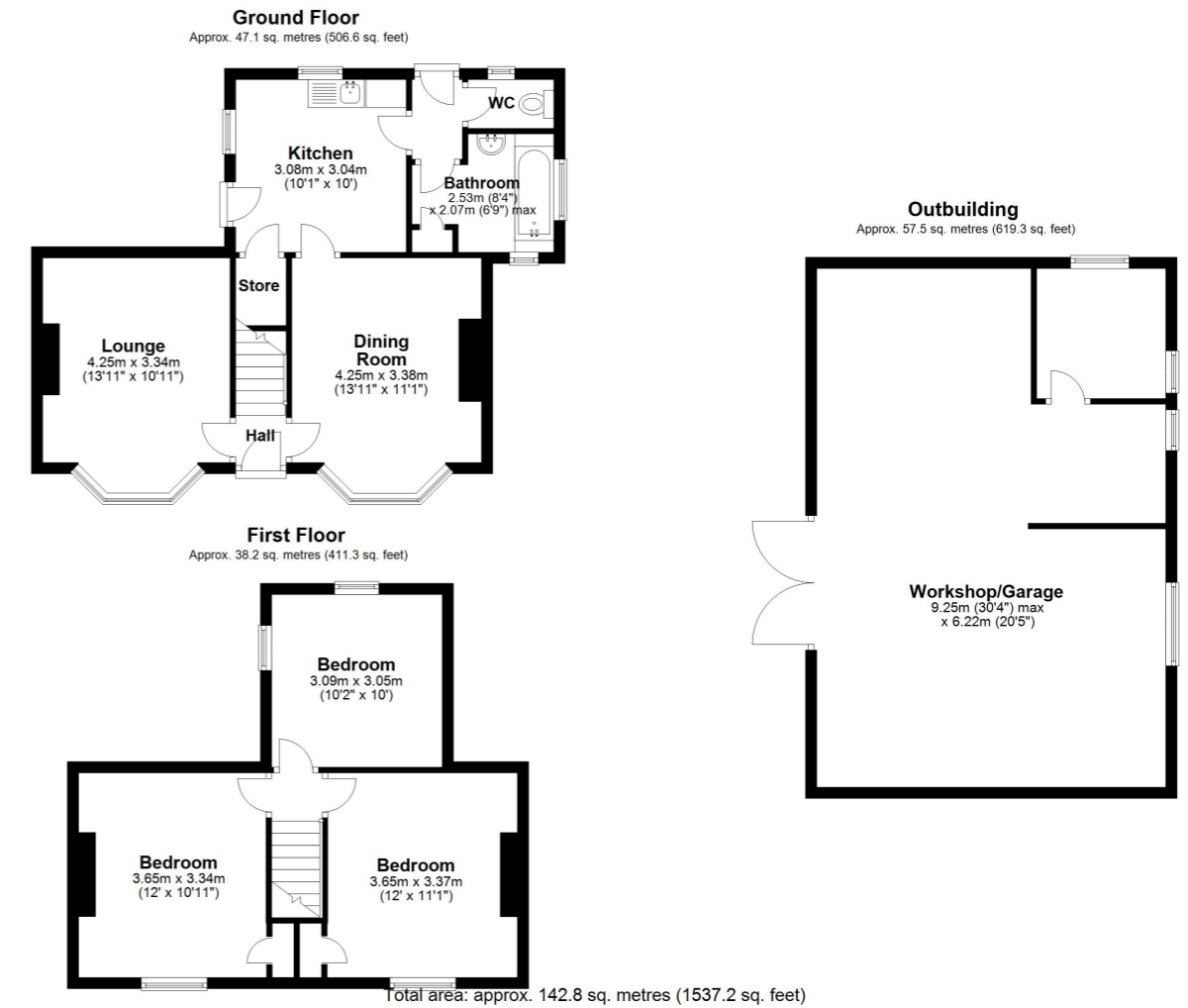
30' 4" x 20' 5" (9.25m x 6.22m) A former forge/garage which also has planning permission to convert into an annexe and potentially be used as an Airbnb.

### Area Information

Situated in an area of outstanding natural beauty with roadside nature reserve. The highly sought after Temple Ewell area is situated outside of Dover. There is a frequent bus service link between Dover and Canterbury and the neighbouring village of River offers a range of amenities including shops, primary school, churches, public houses, recreation ground, athletic ground, Russell Gardens and Kearsney Abbey as well as the mainline railway station with its high speed links to London. Kearsney station is approximately a five minute walk connecting to Victoria via Canterbury East.

### Planning Permission

There is planning permission in place for a two storey rear extension - Application number 22/01504. There is further potential to extend into the rear garden (subject to obtaining further planning permission).



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.

