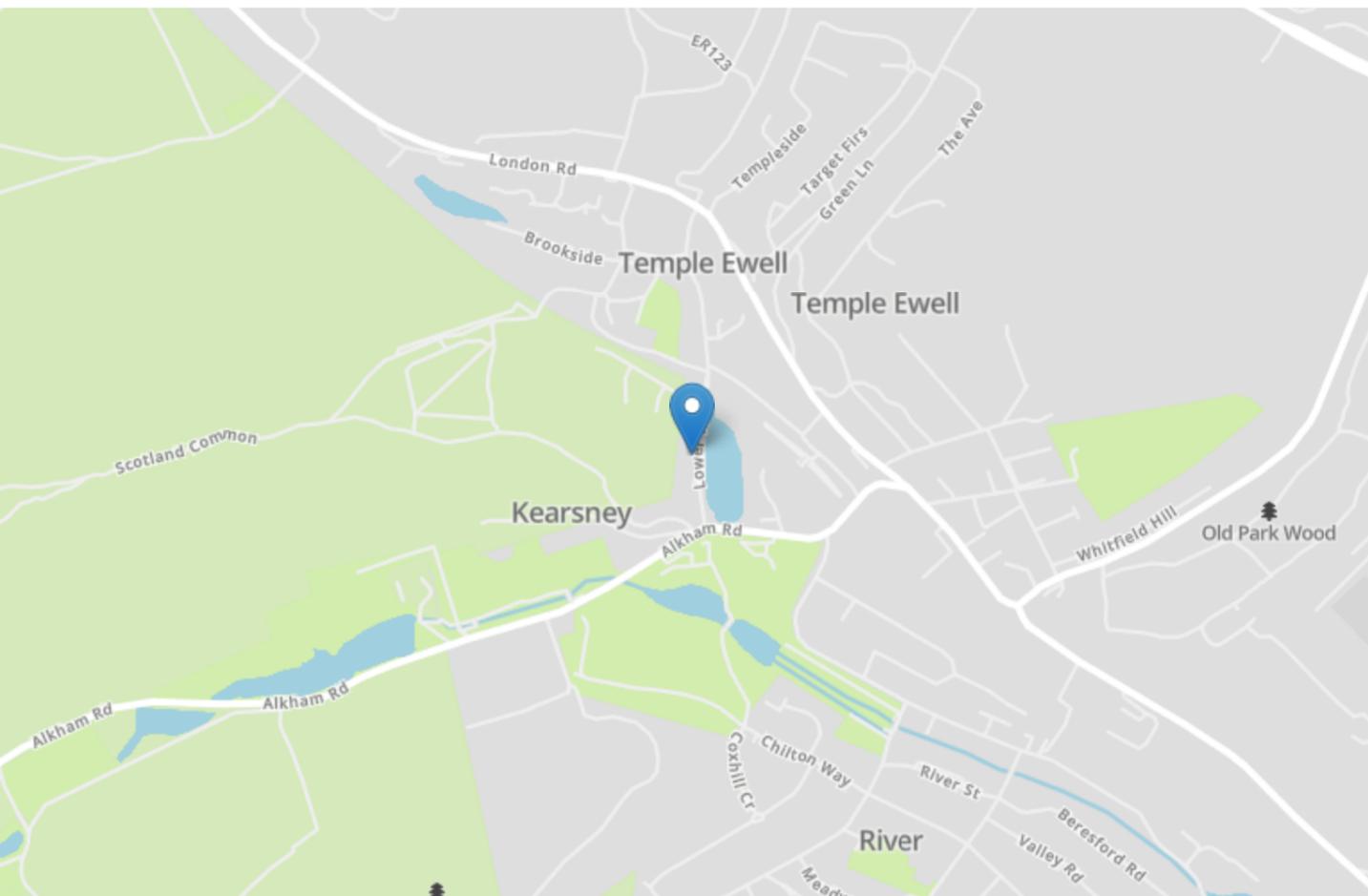


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>82</b>
(39-54)	<b>E</b>	<b>62</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



## 62 Lower Road

TEMPLE EWELL, Dover  
CT16 3DY

**£500,000 FREEHOLD**

Draft Details...Price Range £500,000 - £525,000...This charming semi-detached coach house originally housed the carriages for Kearsney Abbey Manor House, which is why the property features impressively high ceilings on the ground floor, enhancing its sense of space and luxury. The home enjoys a prime position directly opposite the stunning Kearsney Abbey gardens, with Russell Gardens just a five-minute walk away. Converted in 1950, the property has only had two owners. The current family has fully modernised the home while preserving period features, including the generous reception room, in keeping with its original 1850 construction. Both families have cherished the property - the first for its thoughtful conversion, and the current owners for its sensitive modernisation. The home features three generously sized bedrooms, including a principal bedroom with a walk-in wardrobe and en suite. The kitchen has been updated with quartz work tops, a large central island, a modern larder, a double oven, and an integrated dishwasher. The family bathroom offers a roll-top bath, a separate shower, and a handy utility cupboard for a washing machine and tumble dryer. Additionally, the property benefits from a convenient downstairs toilet. Externally, the property boasts a wrap-around garden on three sides, perfect for wildlife and outdoor entertaining, along with a garage and ample off-road parking. Architectural details such as the pitched roof with a parapet further enhance the grandeur of the home. Nestled in a village of outstanding natural beauty, the property is nonetheless conveniently located close to public transport - just a five-minute walk - and within easy reach of major road networks, including the M2 and M20, offering excellent connections to the wider region.



## W.C.

## Lounge

21' 11" x 16' 9" (6.68m x 5.11m)

## Kitchen

16' 1" x 15' 0" (4.90m x 4.57m)

## Bedroom One

16' 0" x 12' 0" (4.88m x 3.66m)

## Walk In Wardrobe

## En Suite

## Bedroom Two

11' 5" x 11' 2" (3.48m x 3.40m)

## Bedroom Three

11' 8" x 11' 3" (3.56m x 3.43m)

## Bathroom

10' 4" x 6' 11" (3.15m x 2.11m)

## Gardens

## Garage & Off Street Parking

15' 6" x 7' 10" (4.72m x 2.39m)

## Area Information

The village offers the Church of St Peter & St Paul, Temple Ewell Primary School and the popular Fox public house together with the ornamental lakes and gardens of Kearsney Abbey, Bushy Ruff and Russell Gardens. There are also some lovely surrounding hillside and countryside walks, mainline railway station at nearby Kearsney within easy walking distance, a bus service to Dover and Canterbury where a greater range of shopping, educational and recreational facilities can be found, the property is also placed for ease of access into Dover town and docks; Canterbury A.2./M.2; and the Folkestone Channel Tunnel and M20.

