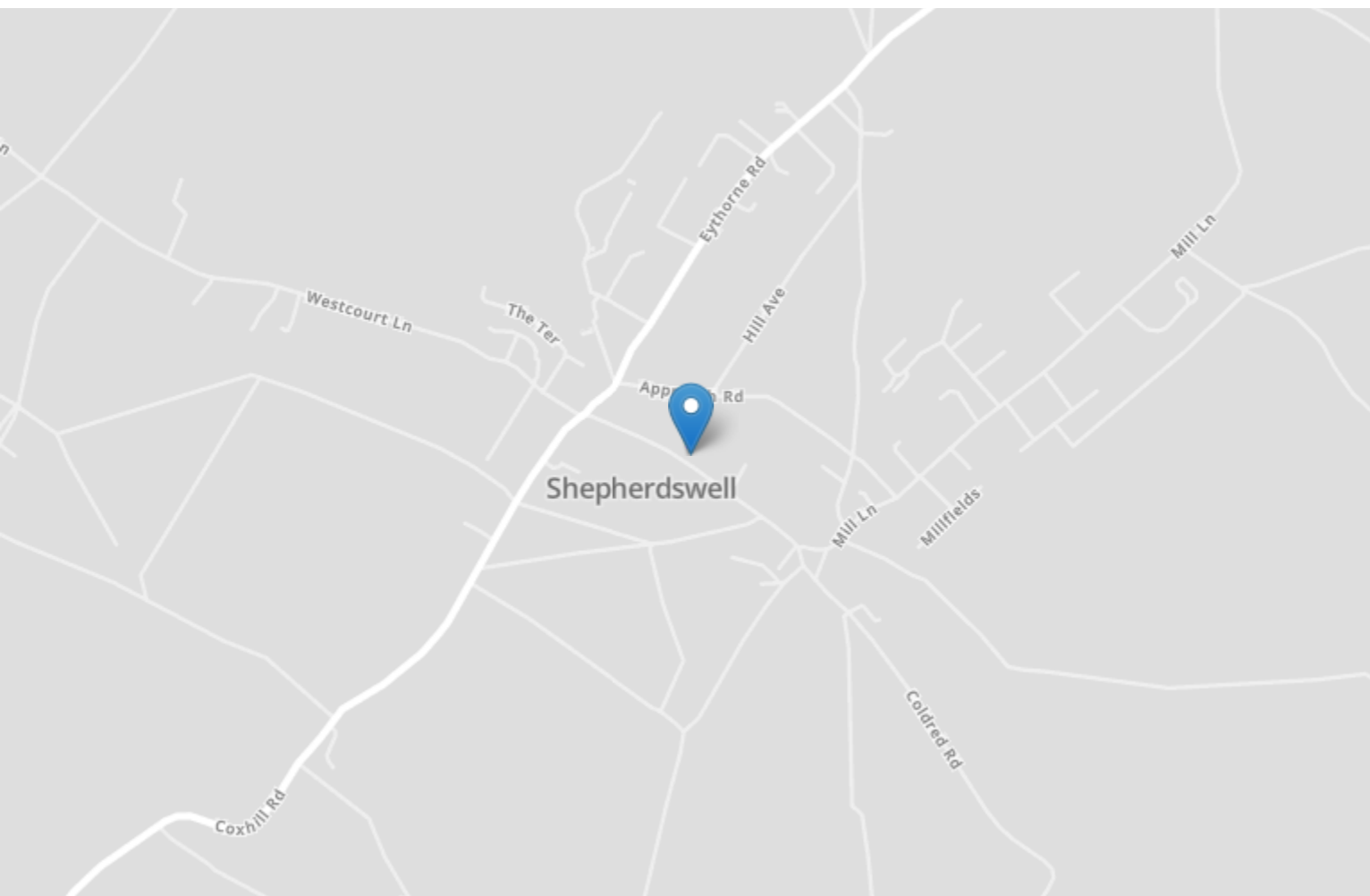


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	23	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 51 Church Hill

SHEPHERDSWELL, Dover  
CT15 7NR

**£500,000 FREEHOLD**

Draft Details...Offers In Excess Of £500,000 | Wonderful Four Bed Detached Family Home | Driveway With Parking For Multiple Vehicles | Beautiful Sunny Rear Garden | Two Bathrooms | Burnap + Abel are delighted to offer onto the market this fabulous four bed detached family home located in the highly sought after Church Hill, Shepherdswell, Dover. This wonderfully versatile home would be ideal for a family and the accommodation boasts a large lounge with wood burner, separate dining room, kitchen, four bedrooms, bathroom & Shower room. Additional benefits include a large driveway with parking for multiple vehicles, lovely sunny rear garden with side access, utility area 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 village green, near to the church. Additionally, the village has a Co-op mini-supermarket, and you will find a hearty breakfast at the Colonels Café on the Heritage Railway at Shepherdswell. Stop for lunch at the National Trust Visitor Centre Café or The Vineyard in the Valley Café. For your chance to view call Sole agent Burnap + Abel on 01304 279107.





## Porch

## Entrance Hall

Laminate floor and doors leading to;

## Lounge

24' 11" x 12' 6" (7.59m x 3.81m) Large lounge with laminate floor, radiators, windows and wood burner.

## Dining Room

14' 10" x 7' 10" (4.52m x 2.39m) Laminate floor, radiator, wood burner, window and doors to the garden.

## Kitchen

15' 2" x 8' 8" (4.62m x 2.64m) A mix of wall and base units, space for fridge freezer, cooker and dishwasher. Under stairs cupboard space, boiler, window and door to the garden.

## Utility

Space for tumble dryer, washing machine, fridge freezer, radiator, windows and door to the garden.

## Bathroom

10' 2" x 6' 9" (3.10m x 2.06m) Bath with shower attachment, low level W.C., wash hand basin, radiator and windows.

## Bedroom One

13' 5" x 12' 2" (4.09m x 3.71m) Large double bedroom with laminate floor, over stairs cupboard, radiator, window and built in cupboard space.

## Bedroom Two

13' 5" x 12' 3" (4.09m x 3.73m) Large double bedroom with carpeted floor, over stairs cupboard, radiator, window and cupboard space.

## Bedroom Three

14' 11" x 8' 6" (4.55m x 2.59m) Double bedroom with carpeted floor, radiator and window.

## Bedroom Four / Office

8' 9" x 8' 5" (2.67m x 2.57m) Laminate floor, radiator and window.

## Shower Room

Electric shower, low level W.C. and wash hand basin.

## Garden

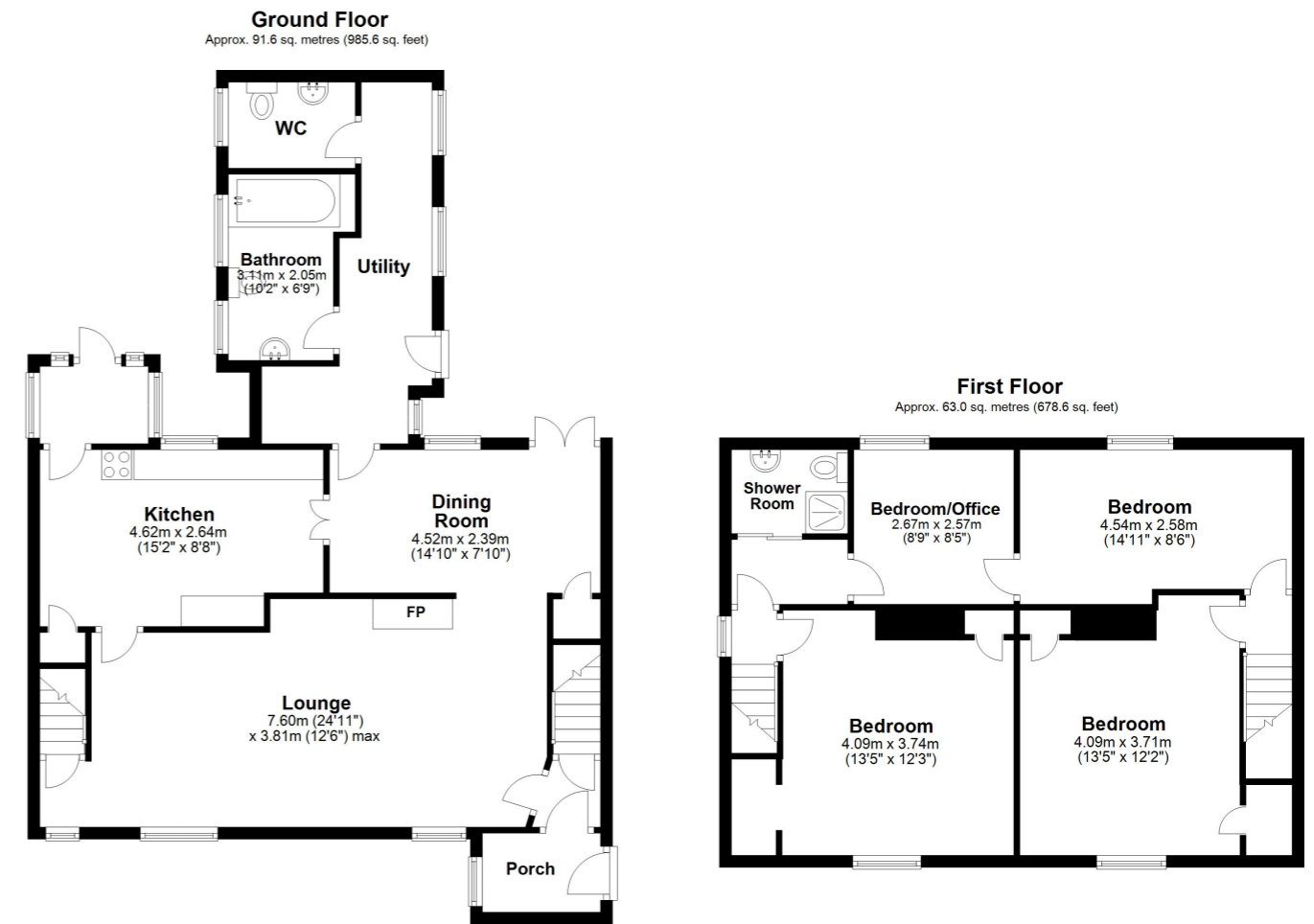
A wonderful mature rear garden with side access - A private sunny rear garden with paved and lawn areas. Wonderful outside space to entertain family and friends with those Summer BBQs!

## Driveway

Large driveway with parking for multiple vehicles - Ideal when you have visitors!

## Area Information

The property is conveniently placed being close to all local amenities. The villagers of Shepherdsweil 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.



Total area: approx. 154.6 sq. metres (1664.2 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.

