











A great opportunity to purchase a superb home in the heart of the ever popular village of Eythorne. The ground floor offers an impressive open-plan living/dining room, perfect for everyday living and entertaining. A convenient downstairs cloakroom is located in the hallway. The spacious kitchen serves as the centerpiece of the home, complemented by a practical utility space. An impressive recently constructed bright and airy conservatory adds extra living space, while seamlessly connecting the home to the garden. First Floor: The main bedroom features its own en-suite shower room, offering a private retreat. Two further well-sized bedrooms provide ample accommodation for family or guests. A modern family bathroom completes the first-floor layout, combining style and functionality. Outside: A driveway leads to the carport providing parking for two cars and the 'half' garage offers plenty of storage. The good size rear garden offers privacy with a sun terrace, lawn and well stocked border beds. There is a cabin, covered workshop, shed and greenhouse. EPC Rating: D

**Guide Price £490,000**

**Tenure** Freehold

**Property Type** Link Detached House

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 2

**Parking** Carport

**Heating** Gas

**EPC Rating** D

**Council Tax** Band E

Dover District Council





**Situation**

This delightful residence is located in the popular village of Eythorne, which offers convenient daily amenities, including a local shop with a Post Office, a primary school, and a public house. Residents can also enjoy picturesque countryside walks nearby.

Just two miles south lies the village of Shepherdswell, which provides additional facilities such as a village store, a primary school, and a train station offering connections to London and Dover. Canterbury City Centre, situated approximately 14 miles away, boasts a high-speed train service to London in under an hour, along with an array of amenities, including public and private schools. The property also benefits from easy access to the A2, connecting to the wider motorway network and the port of Dover.

**Ground floor**

**Entrance Hall**

**Living/dining room**

24' 10" x 11' 9" (7.57m x 3.58m)

**Cloakroom/WC**

**Conservatory**

12' 2" x 9' 10" (3.71m x 3.00m)

**Kitchen**

18' 8" x 9' 9" (5.69m x 2.97m)

**Utility Room**

9' 0" x 7' 11" (2.74m x 2.41m)







## First floor

### Landing

### Bedroom one

12' 11" x 10' 9" (3.94m x 3.28m)

### Ensuite shower room/WC

### Bedroom two

11' 5" x 10' 9" (3.48m x 3.28m)

### Bedroom three

10' 9" x 8' 4" (3.28m x 2.54m)

### Family bathroom/WC

## Outside

### Garage and parking

A driveway leads to the carport providing parking for two cars and the 'half' garage offers plenty of storage.

### Garden

The good size rear garden offers privacy with a sun terrace, lawn and well stocked border beds. There is a cabin, covered workshop, shed and greenhouse













Beeches, The Street, Eythorne, Dover CT15 4BG

Approximate Gross Internal Area (Including Low Ceiling) = 131 sq m / 1410 sq ft  
Outbuildings / Garage = 22 sq m / 236 sq ft  
Total = 153 sq m / 1646 sq ft

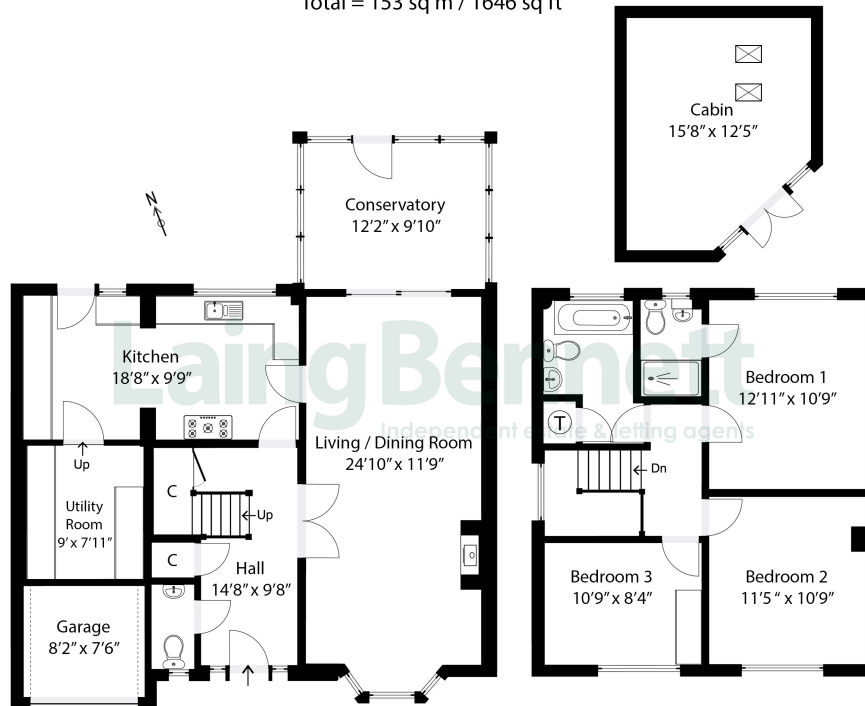
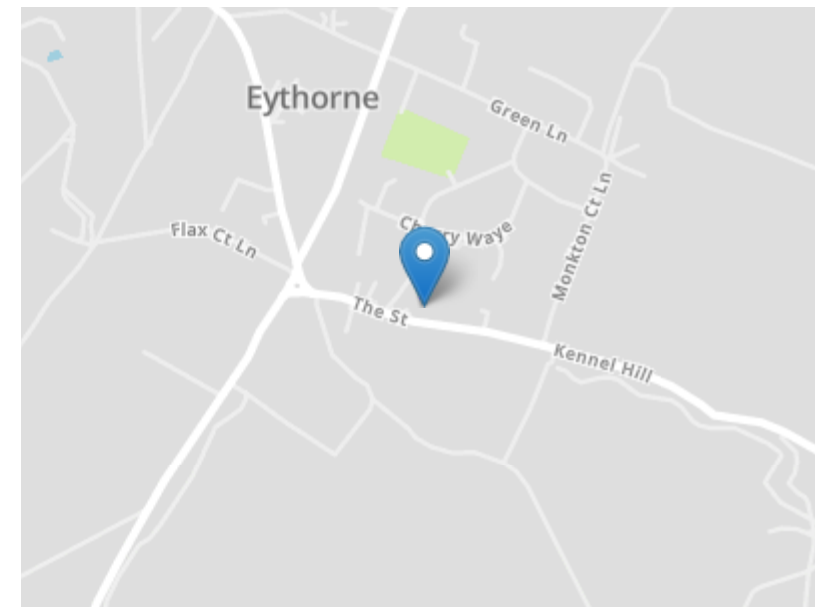


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
© Unauthorised reproduction prohibited - jennykemp1000@gmail.com



Need to book a viewing?

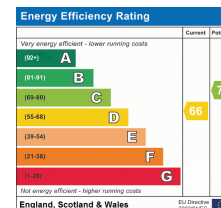
If you would like to book a viewing please contact our office on 01303 863393 or email [sales@laingbennett.co.uk](mailto:sales@laingbennett.co.uk)

See all our properties at



[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

The Estate Office  
8 Station Road  
Lyminge  
Folkestone  
Kent  
CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.