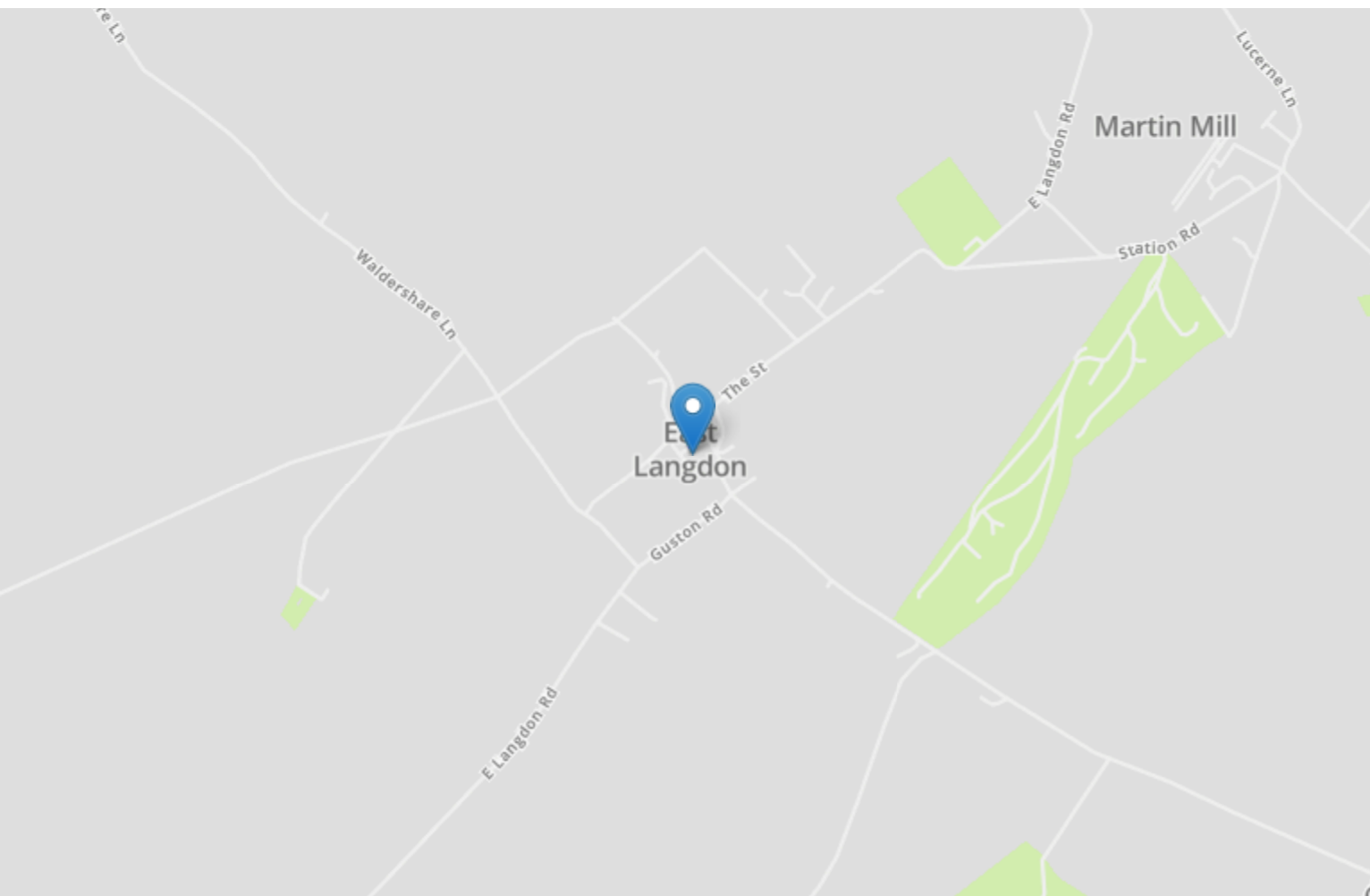


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



6 Church Farm Mews The Street

EAST LANGDON, Dover
CT15 5FE

£375,000 FREEHOLD

Draft Details...Price Range £375,000 - £400,000 | Exclusive Barn Style Home Built in 2008 Within A Small Development | Parking For Two Cars | Two En Suites & A Family Bathroom | LPG Gas Stove | Rural Hamlet & Local Conservation Area | Burnap + Abel are delighted to offer onto the market this wonderful three bedroom end of terrace barn conversion located in the stunning Church Farm Mews development in The Street, East Langdon, Dover. The accommodation boasts a light and airy lounge with a LPG gas stove, modern and spacious kitchen/breakfast room with integrated appliances, three double bedrooms and a family bathroom. Additional benefits include parking for two cars, private rear garden with side access, two en suites, downstairs W.C., underfloor heating on the ground floor, double glazing and electric central heating (modern boiler). The pond to the rear of the property is share of freehold between all 9 of the properties within Church Farm Mews. The village of East Langdon is surrounded by farmland and open countryside with local amenities including a primary school, a parish hall hosting clubs and events and recreation fields. The nearby sheltered shingle beach at St Margaret's Bay has a popular cafe and an inn, with the village centre offering a convenience store, a post office, several public houses and cafes and a medical surgery. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Wooden flooring with under floor heating, understairs cupboard, carpeted stairs to the first floor and doors leading to;

W.C.

Low level W.C. and wash hand basin.

Kitchen

4.00m x 2.79m (13'1" x 9'2"). A beautiful modern kitchen/breakfast room with a mix of wall and base units, integrated washing machine, Neff dishwasher, Neff fridge freezer and Neff cooker/hob. Underfloor heating, space for table and chairs and double glazed window.

Lounge

6.67m x 4.88m (21'11" x 16'). A light and airy lounge with wooden flooring, under floor heating, LPG gas fire, double glazed window and French doors to the garden.

First Floor Landing

Carpeted landing, airing cupboard and doors leading to;

Bedroom One

4.88m x 3.71m (16' x 12'2"). Double bedroom with laminate floor, radiator and double glazed windows.

En Suite

New suite installed in 2024 - Shower, low level W.C., wash hand basin and frosted double glazed window.

Bedroom Three

4.00m x 2.77m (13'1" x 9'2"). Double bedroom with laminate floor, double aspect double glazed windows and radiator.

Bathroom

2.25m x 1.93m (7'5" x 6'4"). Bath, wash hand basin, low level W.C., radiator and frosted double glazed window.

Bedroom Two

5.23m x 3.79m (17'2" x 12'5"). Double bedroom with laminate floor, double aspect double glazed windows and radiator.

En Suite

Bath with shower attachment, low level W.C., wash hand basin and radiator.

Garden

A low maintenance private rear garden with side access and external power points.

Parking

Two allocated parking spaces are positioned to the side of the property.

Maintenance Charge

There is a maintenance charge of £20 per month for the upkeep of the communal areas.

Area Information

East Langdon lies approximately two and a half miles inland from the White Cliffs of Dover at St Margarets Bay, in a shallow fold of undulating farmland. The villages of East Langdon, Martin and Martin Mill all form part of the parish of East Langdon where the village green remains the focal point and the historic church of St Augustine acting as a wonderful backdrop. Local facilities include a village primary school and a mainline railway station at Martin Mill linking to the high speed Javelin service to London St Pancras in just over an hour. There is easy access to Whitfield for a selection of superstores, Dover offers an impressive marina with comprehensive sporting facilities and the popular market town of Deal lies to the north with its' award winning high street offering a wide selection of independent shops and restaurants.

