



## Bay Tree House St Martins Road

GUSTON, Dover  
CT15 5EL

**£475,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...NO UPWARD CHAIN...Burnap + Abel are delighted to offer onto the market this fabulous three/four bedroom detached family home located in the highly sought after St Martins Road, Guston, Dover. The property is accessed through your very own electric gated entrance and the accommodation boasts a large lounge, spacious open plan kitchen/diner, three double bedrooms upstairs and a family bathroom. Additional benefits include a double garage and secure gated parking for multiple vehicles, sun trap garden, study/bedroom four, en suite, downstairs W.C. and NO UPWARD CHAIN. This property is situated in the popular village of Guston which boasts a local public house and primary school close by. It is only a short drive to Dover town centre, the main-line railway station at Dover Priory with the fast link train to St Pancras in just over 1 hour 10 minutes and also Dover Port with its regular ferry service to France. There are excellent access routes to the A2/M2 to Canterbury and London. Dover offers a good range of primary and secondary schools, including the boys' and girls' grammar schools. For your chance to view call Burnap + Abel on 01304 279107.





Entrance Hall

W.C.

Lounge

19' 0" x 12' 5" (5.79m x 3.78m)

Kitchen/Dining Room

20' 10" x 19' 4" (6.35m x 5.89m)

Study/Bedroom Four

12' 5" x 8' 0" (3.78m x 2.44m)

Bedroom One

13' 10" x 9' 10" (4.22m x 3.00m)

En Suite

Bedroom Two

15' 0" x 9' 8" (4.57m x 2.95m)

Bedroom Three

11' 1" x 9' 11" (3.38m x 3.02m)

Bathroom

7' 1" x 6' 5" (2.16m x 1.96m)

Garden

Double Garage & Driveway

19' 3" x 16' 11" (5.87m x 5.16m)

Area Information

Guston is a small village, just to the north of Dover, surrounded by farmland and countryside providing good walking and cycling with easy access to the coastal paths and bridleways. Guston itself has a village Primary School and public house. Comprehensive facilities are available in the nearby towns of Deal and Dover together with a further range of Primary and Secondary Schools. The Cathedral City of Canterbury is accessible to the north providing extensive range of shopping and leisure facilities, schools, colleagues and universities. High Speed rail services are available from Folkestone, Ashford and Canterbury to London St Pancras.

