Laing Bennett
Residential sales
7 Queens Lea, West Hougham, Dover, Kent, CT15 7BJ
Guide Price £359,995
EPC RATING: D
Village Location

A spacious village property. This three bedroom semi-detached chalet house is situated in the village of West Hougham between the towns of Folkestone and Dover, surrounded by countryside. The accommodation comprises: ground floor - porch, entrance hall, living room with wood burning stove, dining room with study area, conservatory, kitchen, bedroom three and bathroom. First floor - two bedrooms. Outside: there is a driveway to the front and enclosed long rear garden. EPC RATING = D

Situation
This property is situated in 'Queens Lea' in the rural village of West Hougham. The village is on the hills between the coastal towns of Folkestone and Dover. Good access to the M20, Channel Tunnel and port of Dover. The village is surrounded by beautiful countryside.

Ground floor

Wooden entrance door opening to:

Porch
Rear aspect - Glazed French doors with matching side panels open into the conservatory with views onto the garden be

Entrance hall
Coved ceiling - Radiator - Doors to:

Living room
19' 3" x 17' 7" (5.87m x 5.36m) Rear aspect - UPVC double glazed sliding patio doors and window to the side - Brick chimney breast with wood burning stove - Wall lights - Two radiators - Large open hatch to kitchen

Kitchen
15' 3" x 13' 5" (4.65m x 4.09m) Front aspect - UPVC double glazed window to the front and side - A range of wood fronted kitchen units with base units comprising cupboards and drawers with work surface over incorporating stainless steel circular sink and drainer with mixed tap - Open hatch with views through the living room onto the garden beyond - Built in electric oven - Four ring ceramic hob - Space and plumbing for dishwasher and washing machine - Radiator - Wood affect vinyl flooring - Wall cabinets - Cupboard housing Gas boiler - Pan drawer and pull out table providing a breakfast bar

Dining room
14' 6" x 10' 2" (4.42m x 3.10m) widest points. Rear aspect - Glazed French doors with matching side panels open into the conservatory with views onto the garden beyond - Room in two sections with dining area with space for table and chairs, glazed opaque doors leading to the living room - Further area with space for study and fitted full height cupboard/wardrobes with spotlight to the front - Tiled flooring throughout - Radiator - Stairs to first floor

Conservatory
11' 7" x 9' 9" (3.53m x 2.97m) UPVC double glazed windows to three sides - Clear glazed roof - French doors leading to the garden with overlooking well-kept gardens - Vinyl flooring - Spotlights - Ceiling fan with light - Power points

Bathroom
Opaque UPVC double glazed window to the front - Matching suite comprising: low level WC, pedestal wash hand basin and paneled bath with mixer tap and shower attachment - Wall and floor tiling - Radiator

Bedroom three
11' 5" x 10' 2" (3.48m x 3.10m) Front aspect - UPVC double glazed window - Radiator – Alcove space for wardrobe

First floor

Landing
Cupboard with hanging rails and window to the front - Doors to:

Bedroom one
12' 4" x 10' 4" (3.76m x 3.15m) Dual aspect - UPVC double glazed window and double glazed Velux window to the side - Views over countryside - Fitted wardrobes - Eaves storage hatch - Radiator

Bedroom two
14' 1" x 8' 2" (4.29m x 2.49m) Front aspect - UPVC double glazed window with far reaching countryside views - Fitted wardrobe - Large storage cupboard - Spotlights - Radiator

Outside

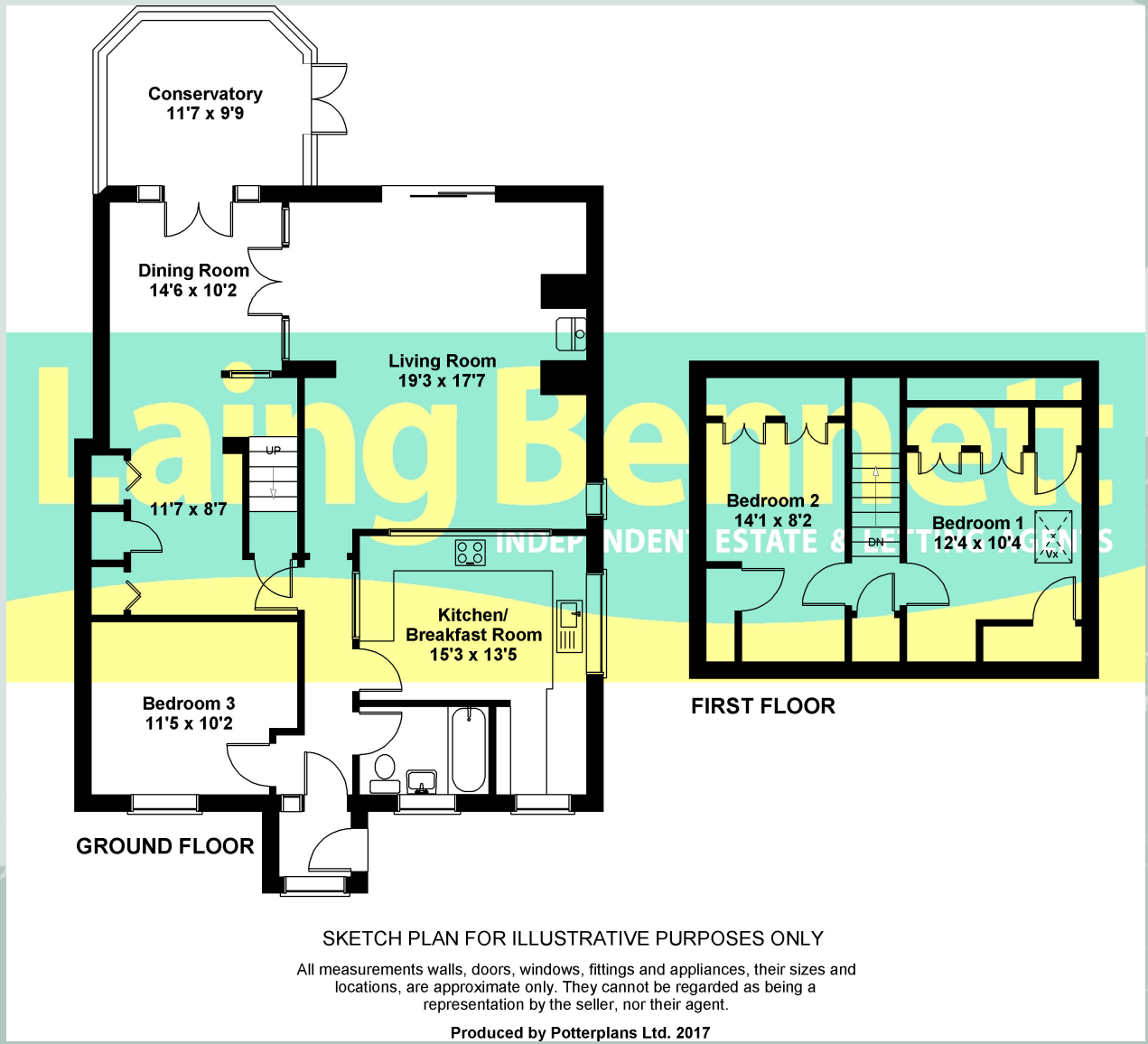
Frontage
Raised border to the sides - Shrubs and small trees - Side access gate - Outside lights

Driveway
Block paved driveway with parking for two vehicles

Rear garden
Undoubtable the main feature of this home are the lovingly kept gardens - Large patio area to the rear of the property with raised fishpond - Steps leading onto lawn with gravel border - Further borders of shrubs and small trees - Large decked area to two levels with timber summerhouse (with power and light) providing a place to sit and entertain - Outside lights - Two further sheds with power - Greenhouse - Mature evergreen boundary to the rear

Heating
Gas

Council Tax Band
Dover District Council - Band C



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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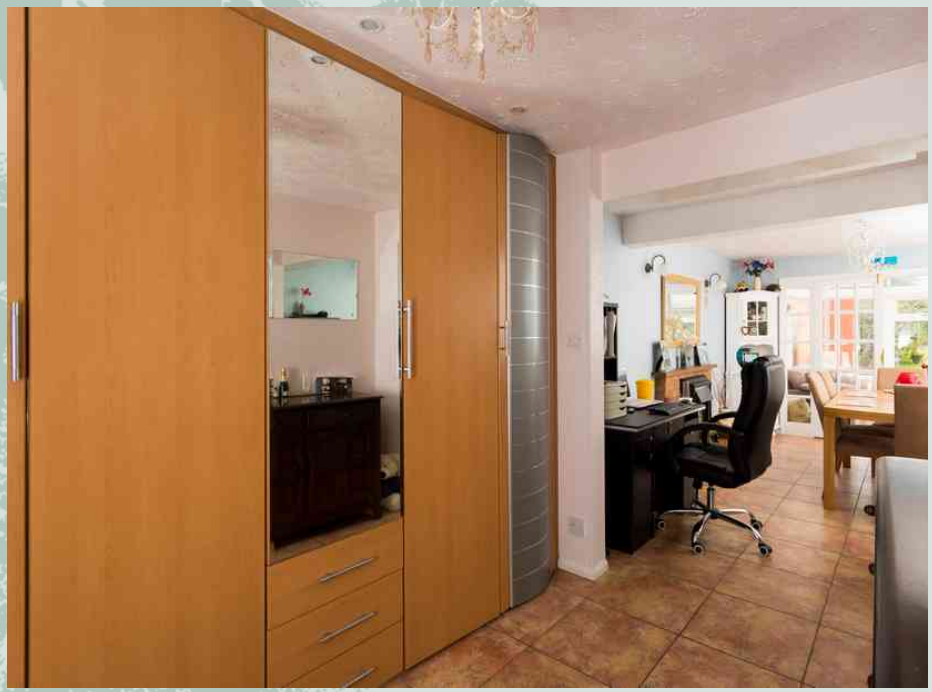

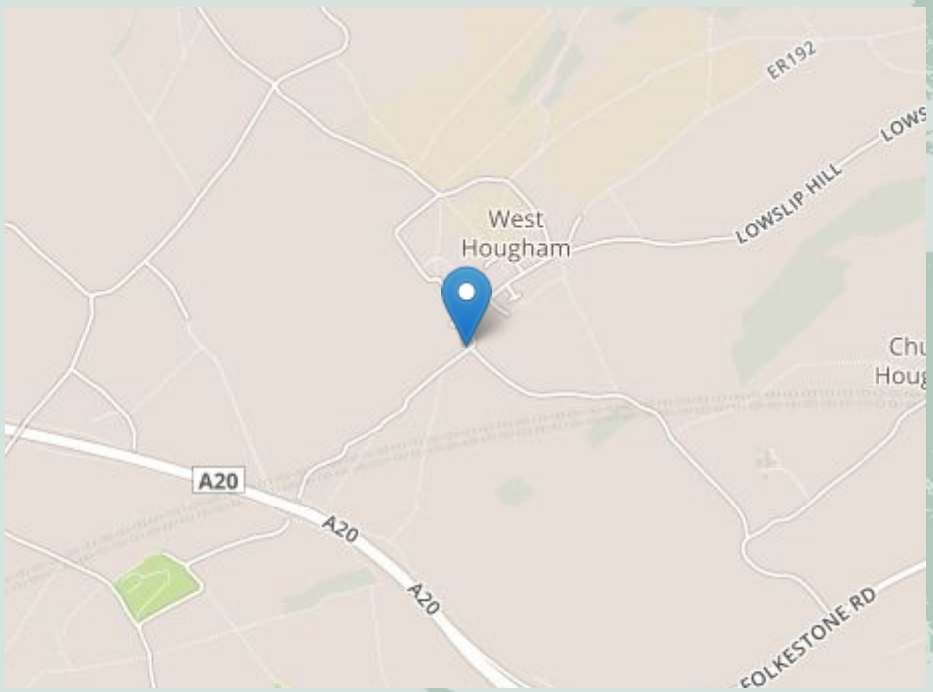

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If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

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

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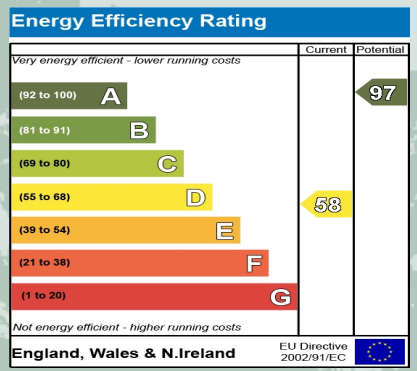

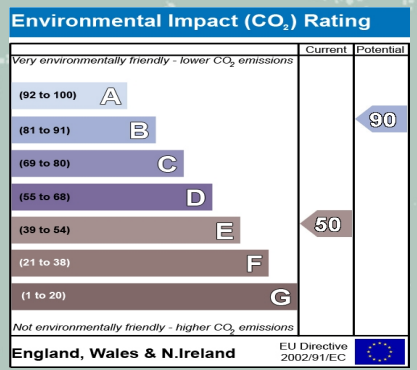

The Property Ombudsman

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