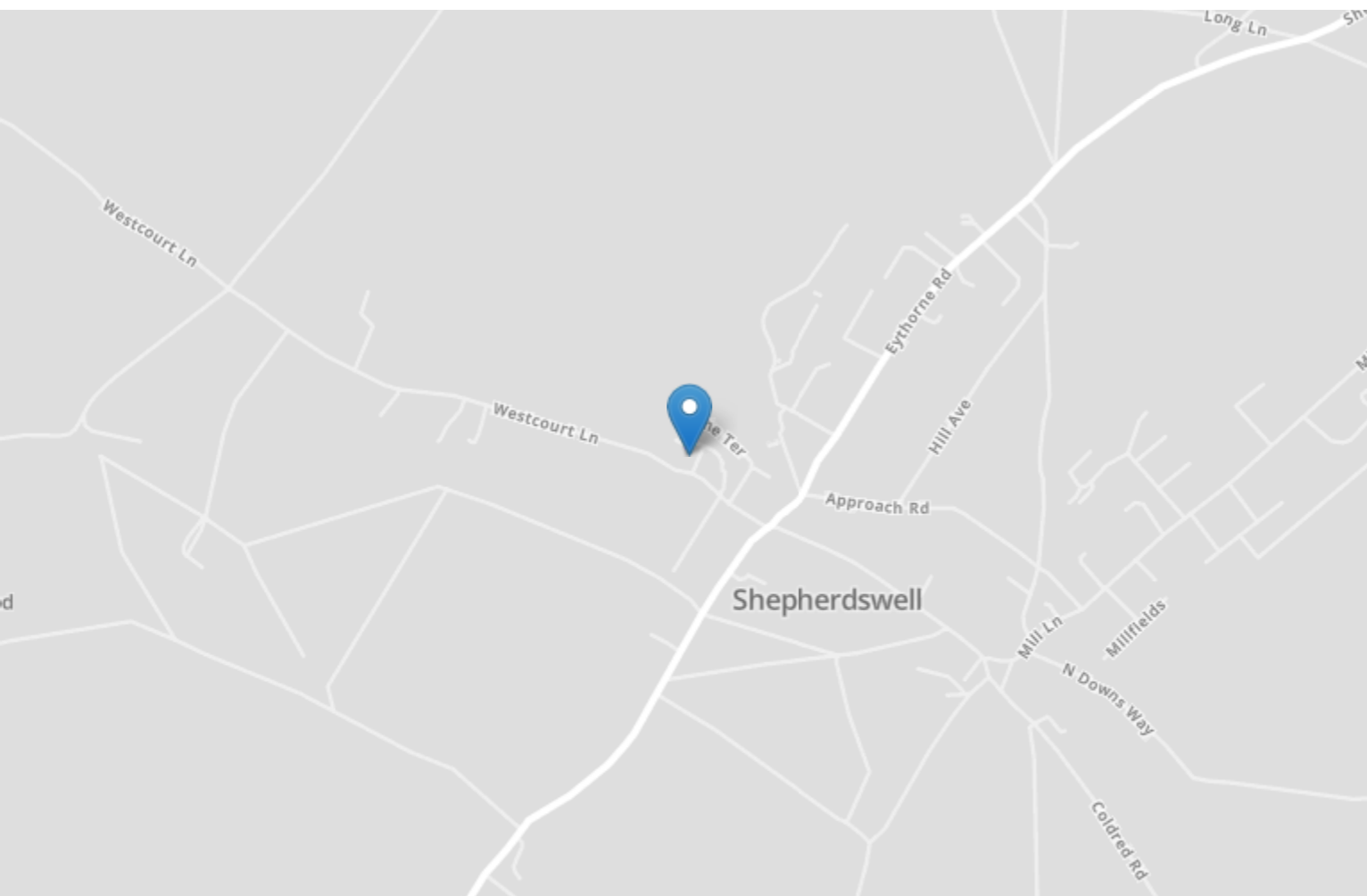


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



3a The Grange Westcourt Lane

SHEPHERDSWELL, Dover
CT15 7QB

£500,000 FREEHOLD

Draft Details...price range £500,000 - £520,000 | Chain Free | Double Garage & Off Street For Three Cars | Study | En Suite | Highly Sought After Village Location | Burnap + Abel are delighted to offer onto the market this fabulous four bed detached family home located set on a corner plot and located within the highly sought after village of Shepherdswell. The accommodation boasts a large lounge, spacious study, kitchen/dining room, four good size bedrooms and a family bathroom. Additional benefits include a double garage and off street parking for three cars, garden, downstairs W.C., conservatory, en suite, double glazing, gas central heating and NO ONWARD CHAIN. Situated between Eythorne and Lydden, the idyllic village of Shepherdswell is rich in amenities such as local shops cafes as well as the East Kent Railway Trust and its beautiful surrounding countryside. Shepherdswell offers fantastic transport links via the high-speed trains to London St. Pancras within 2 hours. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Radiator, storage cupboard, carpeted stairs to the first floor and doors leading to;

W.C.

Low level W.C., wash hand basin and double glazed window.

Study

9' 5" x 7' 9" (2.87m x 2.36m) Carpeted floor, radiator and double glazed window.

Kitchen/Dining Room

17' 7" x 9' 2" (5.36m x 2.79m) A mix of wall and base units, space for washing machine, integrated oven/hob, fridge, wall mounted boiler. Space for a table and chairs, double glazed window and door to side access.

Lounge

21' 7" x 14' 0" (6.58m x 4.27m) Large lounge with carpeted floor, double glazed window, radiators and doors to the conservatory.

Conservatory

12' 0" x 8' 3" (3.66m x 2.51m)

First Floor Landing

Carpeted stairs, double glazed window, carpeted landing, loft hatch, airing cupboard and doors leading to;

Bedroom One

12' 10" x 10' 4" (3.91m x 3.15m) Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

En Suite

Shower, low level W.C., wash hand basin, radiator and frosted double glazed window.

Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m) Double bedroom with carpeted floor built in cupboard, radiator and double glazed window.

Bedroom Three

10' 11" x 7' 5" (3.33m x 2.26m) Double bedroom with carpeted floor, built in cupboard, radiator and double glazed window.

Bedroom Four

9' 5" x 8' 11" (2.87m x 2.72m) A generous size fourth bedroom with carpeted floor, built in cupboard space, radiator and double glazed window.

Bathroom

7' 10" x 6' 1" (2.39m x 1.85m) Bath, low level W.C., wash hand basin, radiator and frosted double glazed window.

Garden

Private rear garden with lawn and paves areas. Side access.

Garage & Off Street Parking

17' 2" x 15' 5" (5.23m x 4.70m) Double garage with power and off street parking for three cars.

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.

