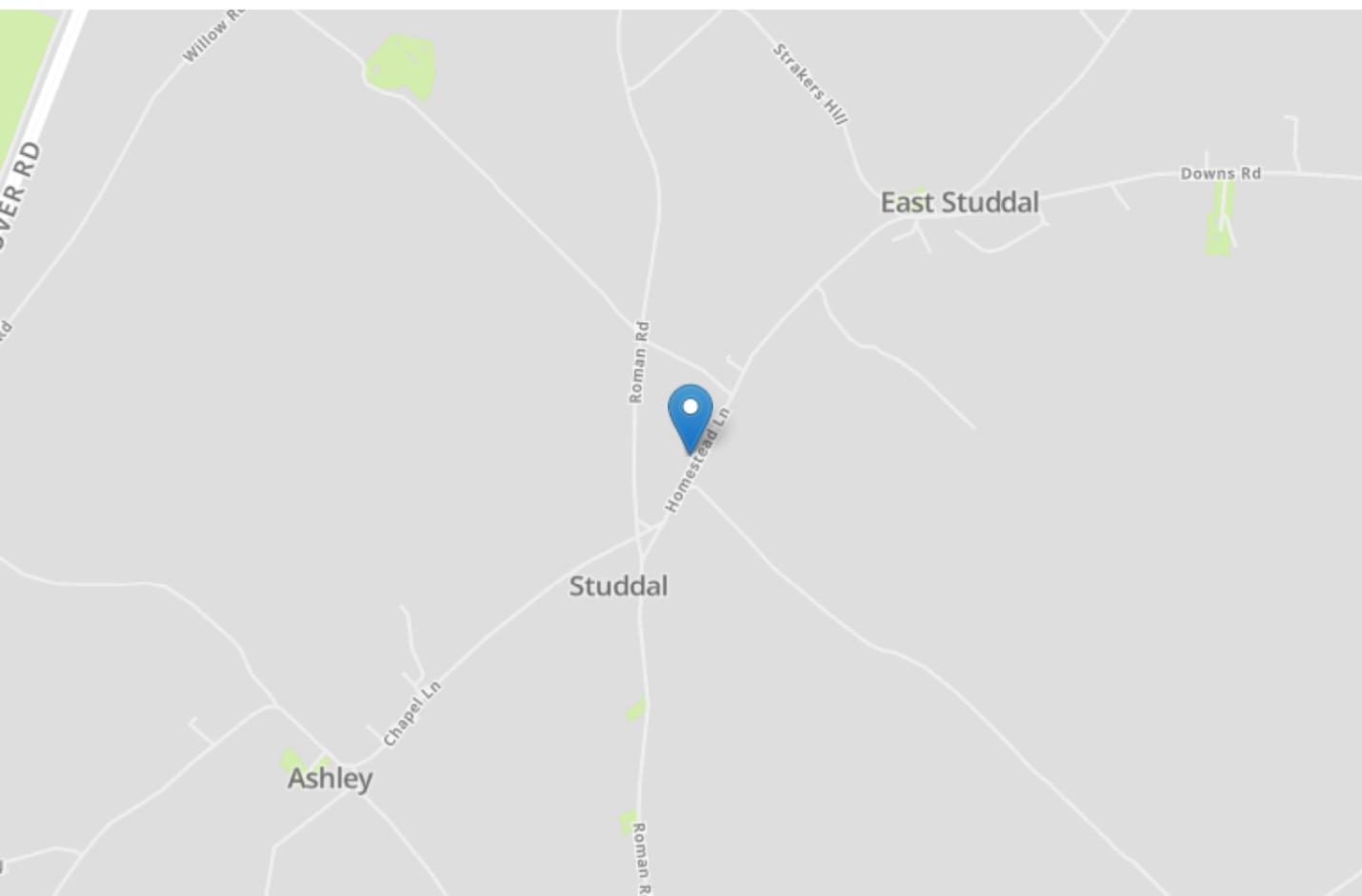


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	74
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	55
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



## Chy-Vean Homestead Lane

EAST STUDDAL, Dover  
CT15 5BL

**£400,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £400,000 To £425,000 | Beautifully Extended Three Bed Bungalow | Potential For An Attic Conversion (Rear Elevation) - Drawings Attached - Can Be Done Either Under A Permitted Development Or Planning Would Be Needed If Slightly Higher Headroom Wanted | Garage + Off Road Parking For Three Cars | Three Double Bedrooms | Detached | Stunning Kitchen With Integrated Appliances | Overlooking Fields From The Garden | Fantastic Rear Garden With A Fantastic Office Space | Highly Sought After Location | Burnap + Abel are delighted to offer onto the market this wonderful detached bungalow situated in the fantastic rural village of East Studdal. The property has been extended to create a well proportioned accommodation throughout which would surely attract a variety of purchasers. The property boasts a lovely open plan living/dining room with an attractive vaulted ceiling forming part of the extension and a beautiful log burner, modern fitted kitchen (with integrated appliances), beautiful modern style bathroom and three double bedrooms (walk in wardrobe in the main bedroom). Additional benefits include a garage, parking for three cars, a fantastic rear garden overlooking fields, summer house/office space, double glazing and oil central heating. For your chance to view call sole agent Burnap + Abel on 01304 279107.



### Entrance Hall

### Lounge/Dining Room

15' 9" x 13' 11" (4.80m x 4.24m)

### Dining Area

13' 10" x 7' 8" (4.22m x 2.34m)

### Kitchen

15' 0" x 14' 0" (4.57m x 4.27m)

### Bedroom One

10' 0" x 9' 11" (3.05m x 3.02m)

### Walk In Dressing Room

8' 4" x 6' 3" (2.54m x 1.91m)

### Bedroom Two

13' 0" x 9' 11" (3.96m x 3.02m)

### Bedroom Three

A large double bedroom with laminate floor, radiator and double glazed window.

### Bathroom

8' 4" x 6' 3" (2.54m x 1.91m)

### Garden

A fantastic modern sunny garden with field views! Ideal outside space for entertaining the family and friends.

### Office

15' 6" x 7' 5" (4.72m x 2.26m) The property is being sold with a fantastic outbuilding that the current vendors are using as an office. Lighting/power (has its own power supply).

### Garage & Off Street Parking

16' 1" x 8' 2" (4.90m x 2.49m) The property has a garage as well as off road parking for three cars.

### Area Information

Homestead Lane is a most sought after road, close to local amenities and within a short drive to Deal and numerous neighbouring villages. Sandwich town with its fast link train connections.

Studdal is situated in unspoilt rural surroundings, within the triangle formed by Sandwich, Deal and Dover, with their comprehensive choice of shops, schools, recreational and cultural opportunities. Dover Priory benefits from the new Javelin High Speed rail service, which has greatly reduced the journey time to London to just 69 minutes. For cross-Channel services, the Channel port of Dover, the Eurotunnel Terminal at Cheriton and Ashford International for Eurostar are all within easy driving distance. There is access onto the A2 some 4 miles to the south, which opens up the journeys westwards, linking up with national motorway network.

