



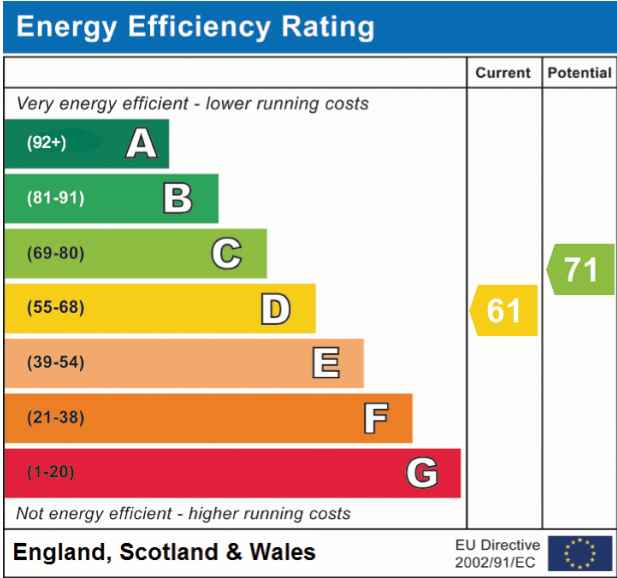
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## 7 Oak Cottages Downs Road

EAST STUDDAL, Dover  
CT15 5DB

**£375,000 FREEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... \*\*Charming Family Home in East Studdal, Dover\*\* WITH APPROVED PLANNING FOR REAR EXTENSION. Welcome to your dream property in the heart of picturesque East Studdal! This delightful three-bedroom semi-detached house offers an ideal blend of comfort, style, and convenience - a perfect haven for families and those seeking tranquillity. As you step inside, you'll be greeted by a convenient entrance hallway, perfect for coats and shoes to be stored. Leading onto the spacious living space that invites natural light to flow throughout, creating a warm and welcoming ambiance. The generous layout is perfect for both relaxation and entertaining friends or family on special occasions. The kitchen is a great size with space for a dining area and leading onto a lean to at the back onto the low maintenance rear garden, where you can enjoy outdoor living without the constant upkeep. It's the perfect spot for summer barbecues, children's playtime, or just soaking up some sun with a good book. This home boasts a modern family shower room designed with both functionality and elegance in mind—ideal for busy mornings or unwinding after a long day. Each of the three well-proportioned bedrooms offers versatility for sleeping arrangements, home offices, or creative retreats tailored to your lifestyle. With off-road parking at the front and a convenient garage at the rear. For your chance to view, call Burnap + Abel on 01304 279107.



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Lounge

16' 9" x 13' 10" (5.11m x 4.22m)

Kitchen/Dining Room

16' 11" x 8' 11" (5.16m x 2.72m)

Shower Room

9' 1" x 6' 1" (2.77m x 1.85m)

W.C.

Bedroom One

13' 11" x 9' 0" (4.24m x 2.74m)

Bedroom Two

9' 11" x 9' 1" (3.02m x 2.77m)

Bedroom Three

7' 10" x 6' 9" (2.39m x 2.06m)

Garden

Double Garage & Off Street Parking

17' 7" x 14' 8" (5.36m x 4.47m)

Area Information

East Studdal is a quiet rural village located approximately 3 miles south of the coastal town of Deal which has a good variety of shopping and leisure facilities yet still retains much of its character as a former maritime town. There are several local golf courses, Royal Cinque Ports at Deal, Princes and Royal St Georges at nearby Sandwich and also at Kingsdown. Other leisure facilities include the obvious water-related pastimes, squash club, rowing club, tennis, croquet and sailing clubs at nearby Walmer. The busy Channel Port of Dover and the Tunnel at Folkestone are within easy reach offering the added benefit of regular access to the Continent. At present there is also a fast train service from Dover (to London St Pancras approx. 1hr 5 mins), and regular trains from Martin Mill (to London St Pancras approx. 1hr 15 mins) and from Shepherds Well (to London Victoria).

