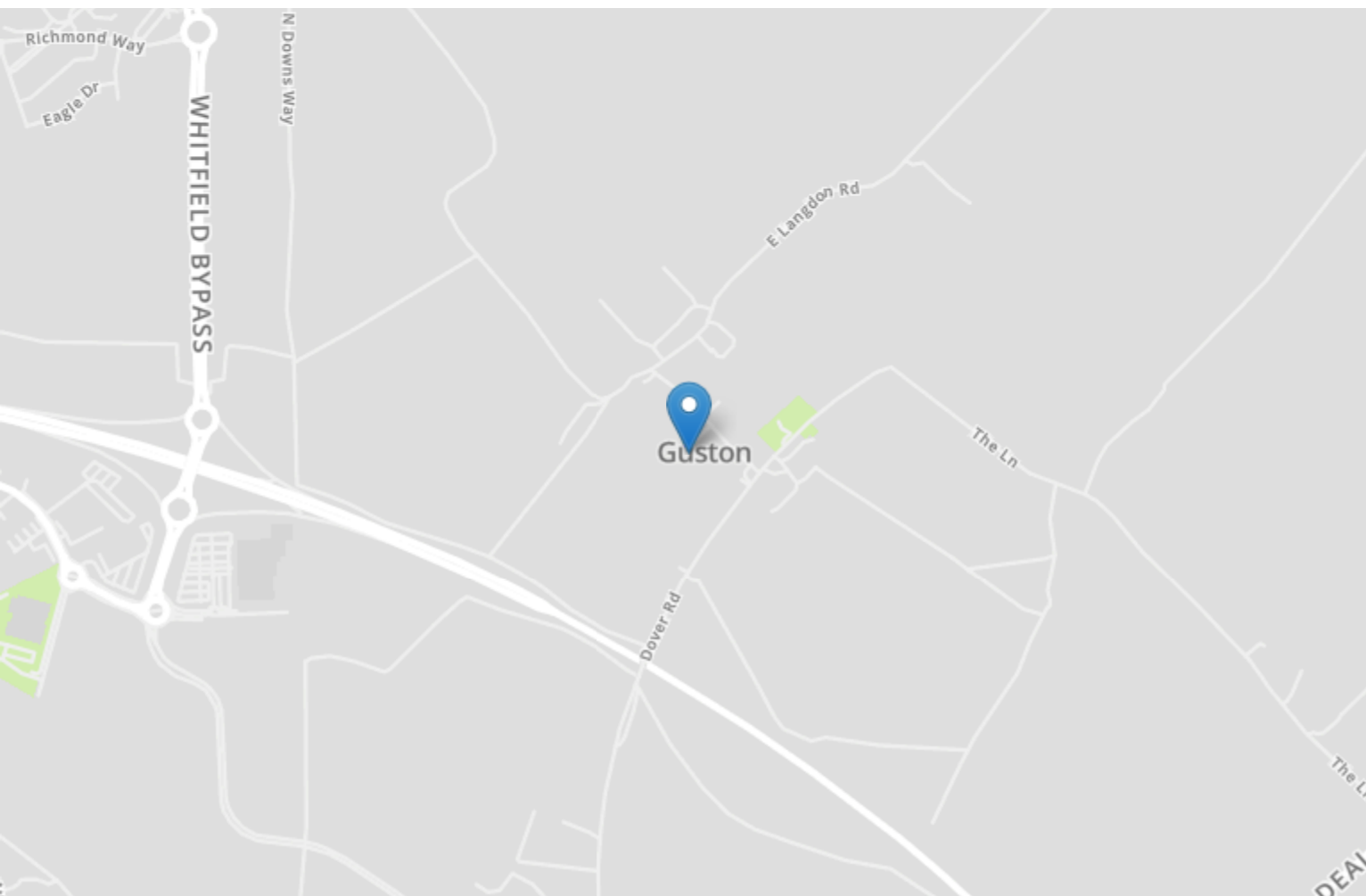


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 1 Barn Tye Close

GUSTON, Dover  
CT15 5ND

**£475,000 FREEHOLD**

Draft Details...Chain Free | Fantastic Four/Five Bedroom Detached Family Home | Double Garage & Off Street Parking | Conservatory | En Suite | Burnap + Abel are delighted to offer onto the market this wonderful four/five bedroom detached family home located in the highly sought after Barn Tye Close, Guston, Dover. The property would be ideal for a growing family and the accommodation boasts a spacious lounge, dining room, kitchen, four good size bedrooms and a shower room. Additional benefits include a double garage and off road parking, study which could also be used as a fifth bedroom, downstairs W.C., conservatory, en suite, private rear garden with side access, double glazing, gas central heating and NO ONWARD 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 sole agent Burnap + Abel on 01304 279107.



### Entrance Hall

Carpeted floor, radiator, carpeted stairs to the first floor and doors leading to;

### W.C.

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

### Study/Bedroom Five

9' 11" x 8' 7" (3.02m x 2.62m) Carpeted floor, radiator and double glazed window. Can also be used as a fifth bedroom.

### Kitchen

12' 3" x 11' 1" (3.73m x 3.38m) A mix of wall and base units, integrated oven/hob, space for washing machine, wall mounted boiler, double glazed window and door to the driveway.

### Lounge

16' 6" x 14' 4" (5.03m x 4.37m) Spacious lounge with carpeted floor, gas fire, radiator, double glazed window and doors to the conservatory.

### Dining Room

11' 1" x 10' 8" (3.38m x 3.25m) Carpeted floor, space for table and chairs, radiator and double glazed window.

### Conservatory

10' 7" x 9' 5" (3.23m x 2.87m) Carpeted floor, lighting and power.

### First Floor Landing

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

### Bedroom One

14' 4" x 13' 9" (4.37m x 4.19m) Large double bedroom with carpeted floor, radiator and double glazed window.

### En Suite

Bath with overhead shower, wash hand basin, low level W.C., radiator and frosted double glazed window.

### Bedroom Two

15' 4" x 9' 3" (4.67m x 2.82m) Double bedroom with carpeted floor, built in cupboards, radiator and double glazed windows.

### Bedroom Three

9' 11" x 8' 7" (3.02m x 2.62m) Carpeted floor, radiator and double glazed window.

### Bedroom Four

10' 0" x 7' 3" (3.05m x 2.21m) Carpeted floor, radiator and double glazed window.

### Shower Room

6' 9" x 6' 8" (2.06m x 2.03m) Shower, low level W.C., wash hand basin, radiator and frosted double glazed window.

### Garden

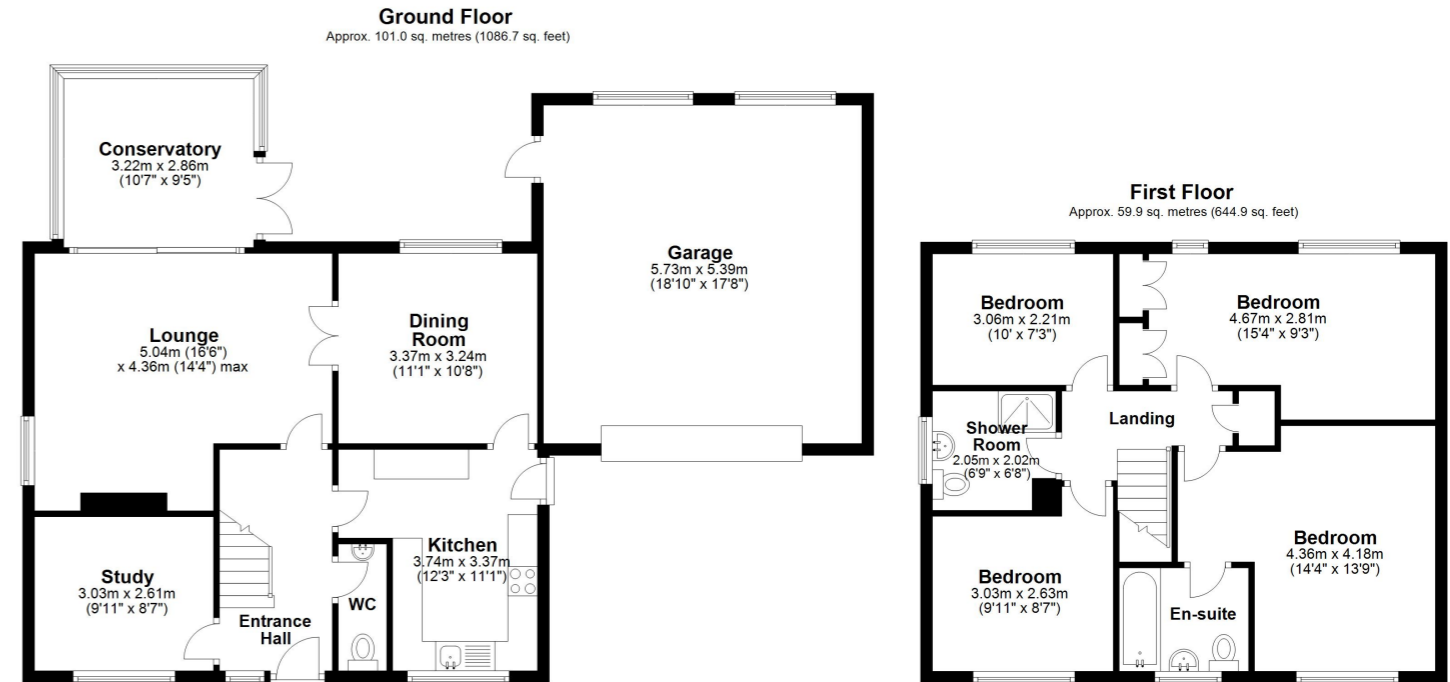
Private garden with paved and lawn areas, side access, shed and access to the garage.

### Double Garage & Off Street Parking

18' 10" x 17' 8" (5.74m x 5.38m) A double garage with windows, lighting, power and pitched roof with storage space. Driveway with parking for two cars.

### 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, colleges and universities. High Speed rail services are available from Folkestone, Ashford and Canterbury to London St Pancras.



Total area: approx. 160.9 sq. metres (1731.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

