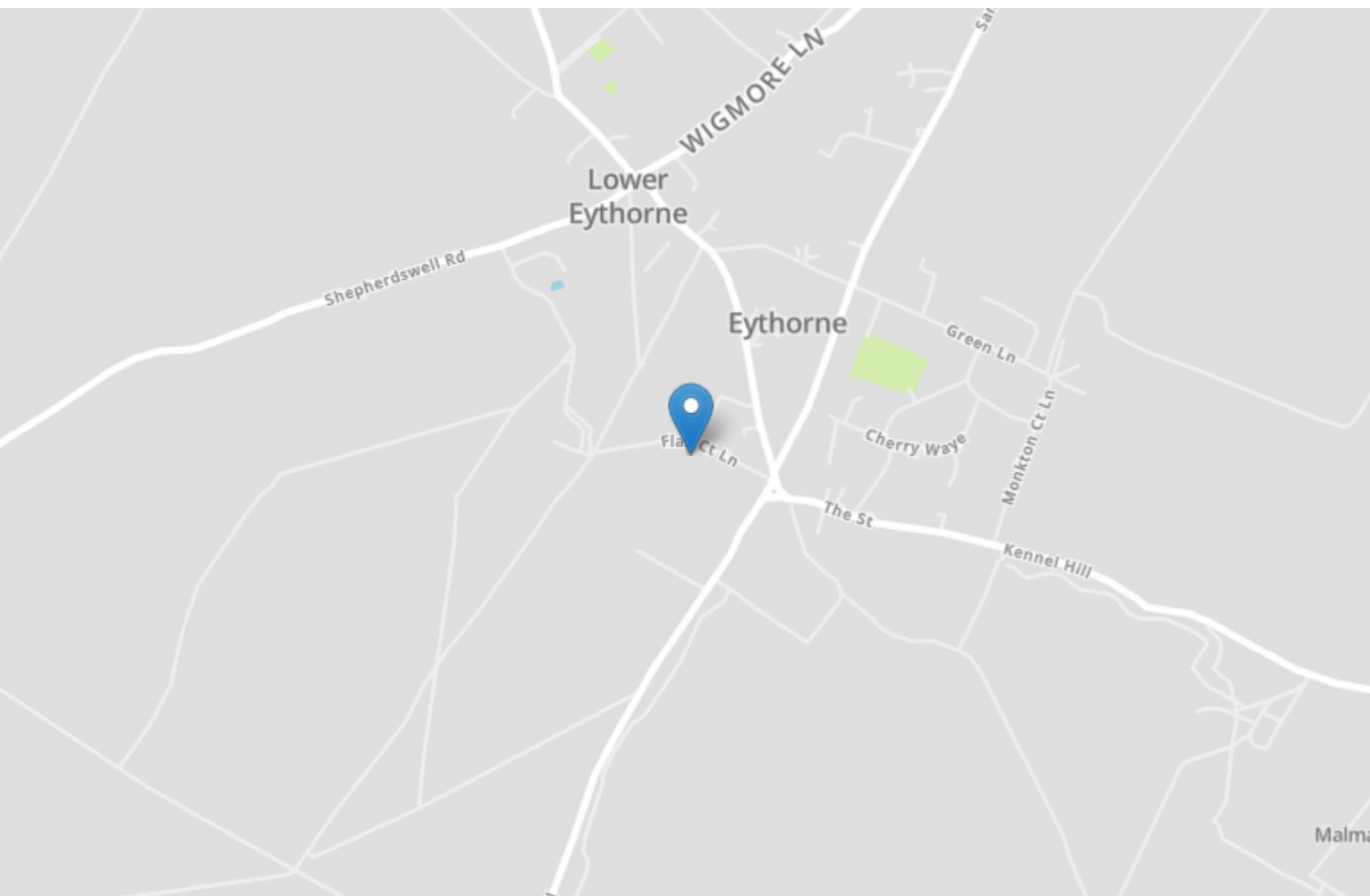


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		91
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Wembley Flax Court Lane

EYTHORNE, Dover  
CT15 4AB

**£600,000 FREEHOLD**

DRAFT DETAILS... Guide Price £600,000 - £650,000 | Chain Free | Parking For Upto Ten Vehicles | En Suite | Solar Panels | Burnap + Abel are delighted to offer onto the market this superb five/six bedroom detached family home, located in the highly sort after location of Flax Court Lane. The property is located towards the end of the private road, offering gated access to large gravel drive and a private rear garden overlooking surrounding fields. The accommodation comprises to the ground floor a large L shape living room/diner, second reception room or sixth bedroom, modern fitted kitchen with separate utility room and downstairs W.C. To the first floor there is a four piece family bathroom, five good size bedrooms with the master bedroom benefiting from an ensuite and walk in wardrobe. Other benefits include gas central heating, double glazing, solar panels and NO ONWARD CHAIN. The semi-rural village of Eythorne is just so convenient for access to both the historic seaside town of Dover as well as the Cathedral City of Canterbury. For families there is a park around the corner for the children to go and play, great woodland walks for the adults in and around the village as well as a vintage railway station. For your chance to view call sole agent Burnap + Abel on 01304279107.



### Entrance to Porch

Door to:

### Hallway

Under stairs cupboard, radiator, stairs to first floor landing, doors to:

### Second Reception/Sixth Bedroom

10' 8" x 14' 9" (3.25m x 4.50m) - Double glazed bay window, radiator

### Living Room/Diner

12' 4" x 23' 3" (3.76m x 7.09m) -Double glazed window to the front, spot lit ceiling, french doors to garden.

Dining Area: 12' 5" x 9' 8" (3.78m x 2.95m)

Double glazed bay window, radiator, door to:

### Kitchen

10' 4" x 13' 5" (3.15m x 4.09m) - Tiled floor, wall and floor units with wooden surface, tiled splash back, five ring gas hob, extractor over, oven, sink drainer with mixer tap, double glazed window to the rear, space for dishwasher, double glazed window to the side, spot lit ceiling, door to

### Utility Room

7' 7" x 5' 5" (2.31m x 1.65m) - Wall mounted boiler, wall and floor units with wooden surface, tiled splash back, space for tumble dryer, plumbing for washing machine, door to side access.

### Downstairs Shower Room

Tiled Floor, low level w.c, vanity sink, shower cubical, urinal.

### Landing

Cupboard, loft hatch, doors to:

### Bedroom 1

13' 1" x 14' 0" (3.99m x 4.27m) - Radiator, double glazed window at the front, door to walk in wardrobe, door to:

### Ensuite

Tiled floor and walls, double sink, low level w.c, frosted double glazed window, shower cubical.

### Bedroom 2

9' 11" x 12' 6" (3.02m x 3.81m) - Double glazed window to the front, built in wardrobes, radiator

### Bedroom 3

9' 7" x 10' 6" (2.92m x 3.20m) - Built in wardrobe, radiator, double glazed window to the rear

### Bedroom 4

10' 6" x 10' 7" (3.20m x 3.23m) Double glazed window to the rear, radiator.

### Bedroom 5

6' 6" x 9' 2" (1.98m x 2.79m) - Double glazed window to the rear

### Rear Garden

Mainly lawn, fenced borders with gated access to fields

### Off Street Parking

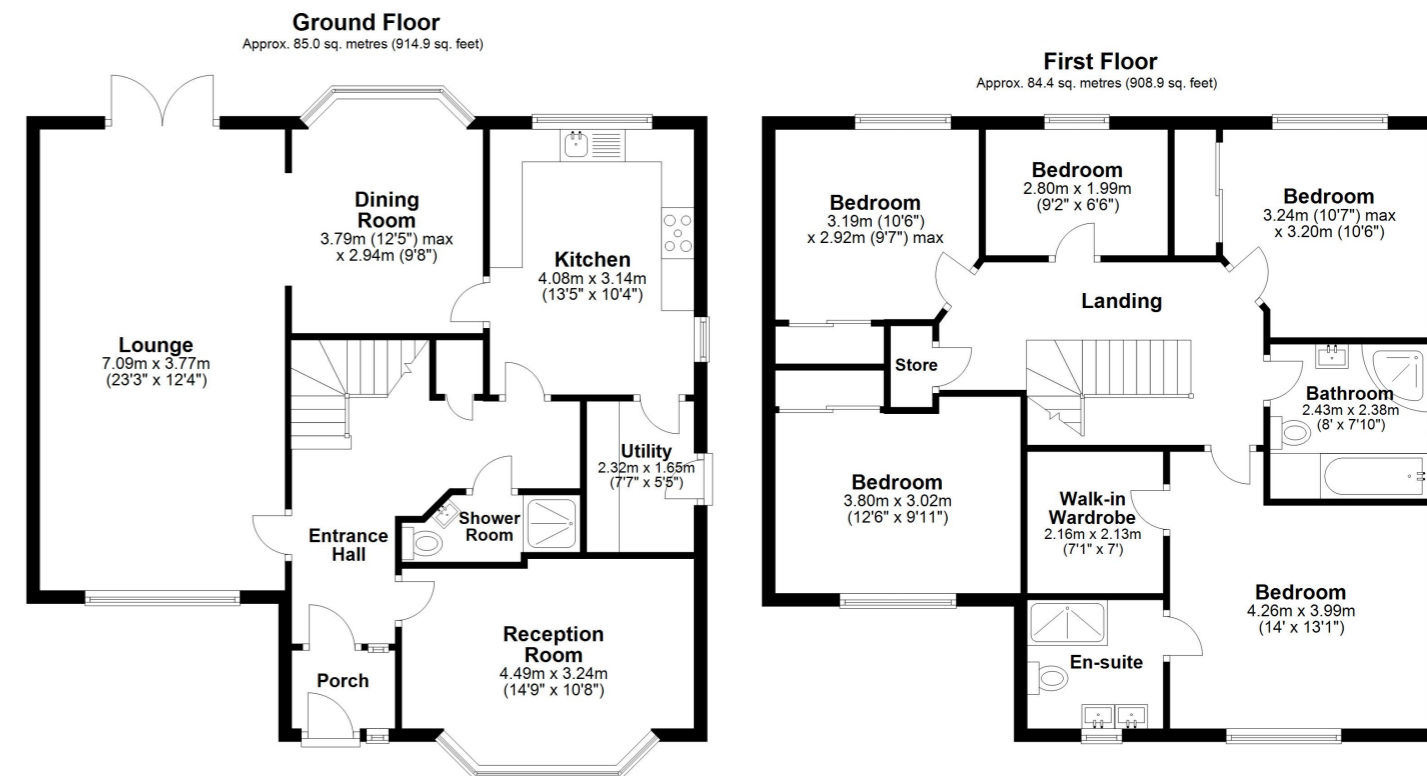
Gated access with gravel drive with parking for approx. 10 plus cars

### Solar Panels

The property has Solar Panels and we have been informed that these are owned outright.

### Area Information

Eythorne is a small rural village which is 7 miles from Dover connecting you to the port and 13 miles from the cultural city of Canterbury with great access to the A2, M2 and M20. Eythorne is neighboured by Coldred which has 'Kent's best kept village' status and Shepherdswell which has the nearest main line train station connecting through Canterbury to pick up the high-speed service to London St Pancras or has direct routes to London Victoria. Eythorne has a village convenience store with post office which has a good selection of produce, The Crown Inn pub which serves food, Eythorne Elvington Community Primary School and two churches. For families there is a park around the corner for the children to go and play, great woodland walks in and around the village as well as a vintage railway station. The historical town of Sandwich is only 7 miles away and has a cinque port, pubs & restaurants, secondary and grammar schools, boutique shops and has a train station.



Total area: approx. 169.4 sq. metres (1823.7 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.

