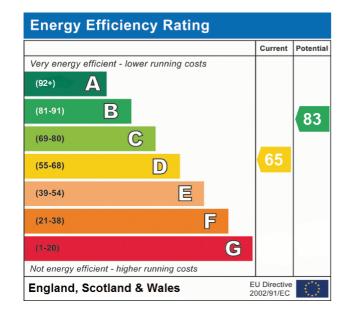


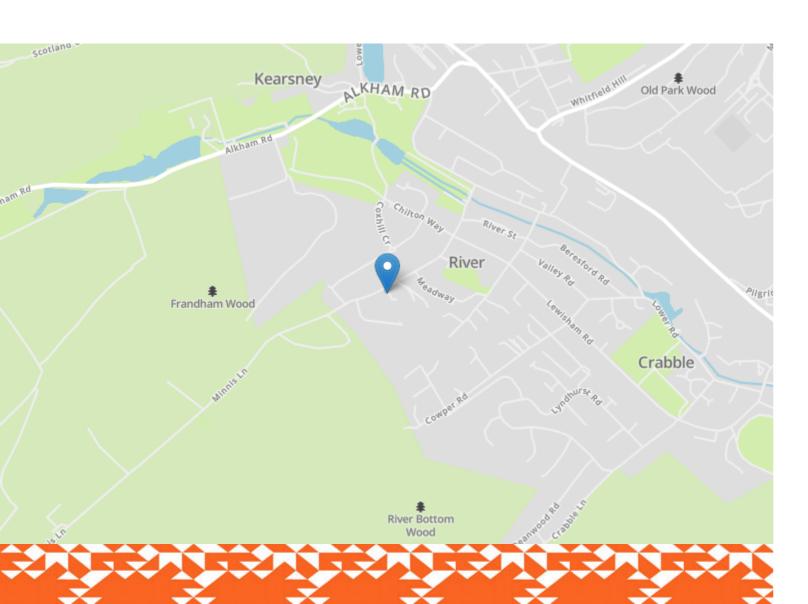
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# Minnis Mount Minnis Lane

RIVER, Dover CT17 0PT

# £850,000 FREEHOLD

Draft Details...Stunning 5-Bedroom Detached Family Home in the Highly Sought-After Village of River | Approx. Half an Acre Plot| Spacious Lounge with Stunning Panoramic Views | Two En-Suites | Walk-In Wardrobe | Bi-Fold Doors | Set on an impressive plot of approximately half an acre, this stunning five-bedroom detached family home enjoys an elevated position with amazing panoramic views over the beautiful village of River. Offering a rare blend of luxury, space and versatility, this home is ideal for growing families and those seeking a standout residence in a prestigious location. The property is approached via a long driveway, offering ample parking for multiple vehicles and includes a useful outbuilding, perfect for storing motorbikes, garden tools or other equipment. Inside, the home features a spacious lounge that takes full advantage of the home's elevated setting, with large windows framing far-reaching, uninterrupted views across the village. The living space continues with a stylish modern kitchen complete with bi-fold doors opening onto the garden - perfect for entertaining or enjoying peaceful indoor-outdoor living. There are five generously sized bedrooms, including two with en-suites and a bedroom on the ground floor with walk-in wardrobe. A fabulous family bathroom serves the remaining rooms with high-quality modern fittings. Additional benefits include double glazing, gas central heating and a new roof installed in 2022, offering both comfort and peace of mind. Located within walking distance of the highly sought-after River Primary School, this remarkable home offers not only outstanding living accommodation but also an enviable lifestyle in one of Dover's most desirable settings. For your chance to view call Burnap + Abel on 01304 279107.





## **Entrance Hall**

### **Bedroom**

16' 5" x 12' 5" (5.00m x 3.78m)

Walk In Wardrobe

**En Suite** 

**Bedroom** 

16' 7" x 11' 10" (5.05m x 3.61m)

**En Suite** 

Bedroom

13' 10" x 12' 0" (4.22m x 3.66m)

Bedroom

12' 5" x 7' 6" (3.78m x 2.29m)

**Bathroom** 

13' 7" x 10' 1" (4.14m x 3.07m)

Lounge

23' 7" x 20' 11" (7.19m x 6.38m)

**Dining Room** 

17' 11" x 12' 0" (5.46m x 3.66m)

Kitchen

23' 0" x 9' 5" (7.01m x 2.87m)

Utility/W.C.

**Bedroom** 

13' 8" x 10' 2" (4.17m x 3.10m)

Garden

Outbuilding

16' 0" x 9' 4" (4.88m x 2.84m)

Parking

Long driveway boasting parking for numerous vehicles.

### **Area Information**

The property is located in the highly sought after historic village of River; a popular residential village providing amenities for a thriving community with a good village hall, primary school and a number of small grocery stores. The local athletic ground is shared by Dover's cricket, rugby and football clubs. Being part of the Kent Downs Area of Outstanding Natural Beauty, there are a wealth of public footpaths, bridle ways and cycle routes on one's doorstep. The beautiful Kearsney Abbey & Russell Gardens lie close by and Whitfield lies to the north-east with main brand superstores. The harbour town of Dover beyond has an impressive marina, water sport facilities, and excellent educational establishments; together with ferry service to the continent and high speed mainline railway station, with the travel time to London St Pancras being just under the hour.

