

## 25 Green Acres

EYTHORNE, Dover  
CT15 4LX

**£350,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... \*\*Charming Bungalow Retreat in the Heart of Eythorne, Dover\*\*

Welcome to your dream home! Nestled in the peaceful village of Eythorne, this delightful three-bedroom detached bungalow is a perfect blend of modern comfort and serene village living. With an inviting layout and ample space, this property is ideal for families, retirees, or anyone seeking a tranquil lifestyle.

As you step inside, you're greeted by a spacious open plan kitchen and dining room that serves as the heart of the home. The contemporary design features stylish cabinetry and abundant counter space, making it a joy to cook and entertain. Sunlight pours in through large windows, enhancing the warm atmosphere where unforgettable meals can be shared with family and friends.

The bungalow boasts three generously-sized bedrooms adorned with natural light—ideal retreats for relaxation after a long day. Whether you need guest rooms, a home office, or creative spaces to pursue your hobbies, these versatile rooms cater to all your needs.

Step outside into your lovely rear garden—a private oasis perfect for gardening enthusiasts or those who simply want to unwind amidst nature's beauty. Imagine sipping your morning coffee surrounded by flourishing flowers and greenery.

<https://www.burnapandabel.co.uk>





**Porch**

**Lounge**

16' 2" x 12' 0" (4.93m x 3.66m)

**Kitchen/Dining Room**

19' 2" x 8' 10" (5.84m x 2.69m)

**Bedroom**

13' 0" x 9' 3" (3.96m x 2.82m)

**Bedroom Two**

12' 4" x 8' 10" (3.76m x 2.69m)

**Bedroom Three**

9' 5" x 7' 1" (2.87m x 2.16m)

**Bathroom**

6' 6" x 5' 9" (1.98m x 1.75m)

**Garden**

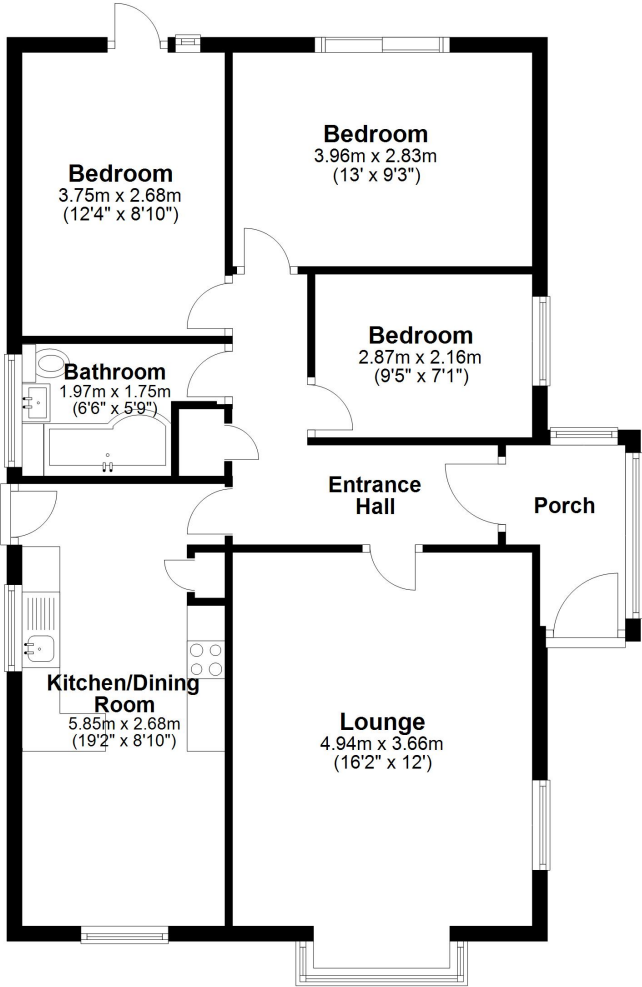
**Garage & Off Street Parking**

16' 10" x 8' 3" (5.13m x 2.51m)

**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.

**Ground Floor**  
Approx. 79.8 sq. metres (858.8 sq. feet)



**Outbuilding**  
Approx. 12.9 sq. metres (138.6 sq. feet)

