



The New House Downs Road
East Studdal, Dover, CT15 5DB
£500,000

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The New House

Downs Road, East Studdal, Dover

A well-proportioned detached family home occupying a rural setting, offering substantial gardens and fantastic scope for improvement, together with no onward chain.

Situation

The property is set in a commanding rural position surrounded by unspoilt countryside, along Downs Road, within the small pleasant hamlet of East Studdal located in the triangle of Sandwich, Canterbury and Dover, all of which provide a broad range of cultural, leisure and shopping amenities. Stations at Martin Mill and Dover Priory provide connections to London, offering services to St Pancras in just over an hour. The A2 gives access to the M2 and the remaining motorway network, and the property has good access to the Continent.

a substantial garden divided into different areas with a more formal lawned garden closer to the house, complete with paved patio and central pond. Sitting centrally is the foundations for a superb kitchen garden complete with large timber shed, measuring 18' 3" x 9' 7" (5.56m x 2.92m) and raised beds. Towards the bottom of the garden is a truly beautiful and more natural space where mature trees and established planting create a peaceful retreat in the heart of the countryside.

Services

Mains electric, water, and drainage are understood to be connected to the property. LPG cylinders/boiler supply heating and hot water.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: G

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

The Property

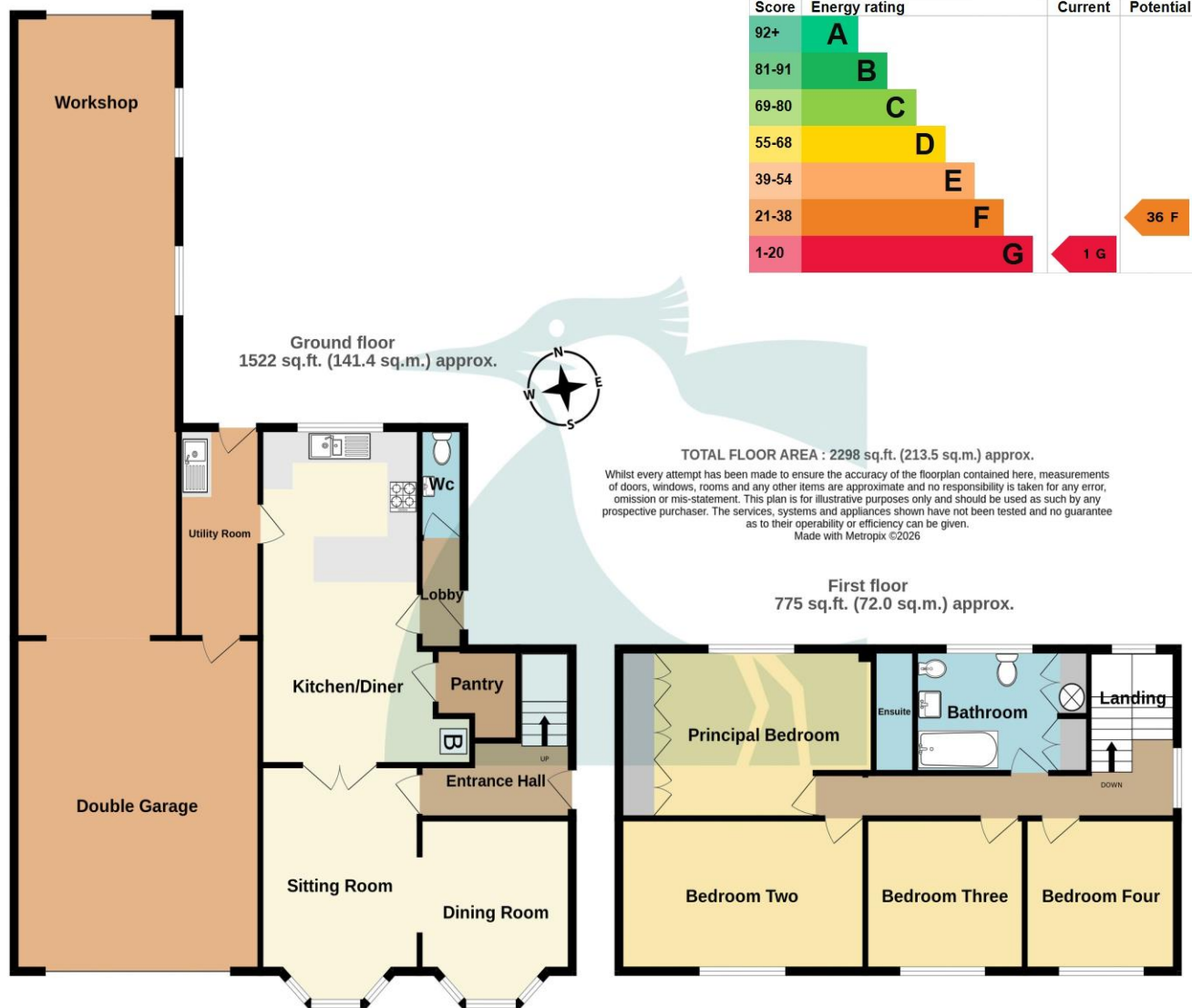
Enjoying a peaceful rural position within the popular hamlet of East Studdal lies "The New House" a well proportioned detached family home offering great scope for improvement together with substantial gardens. The side entrance hallway opens to the two interconnecting receptions rooms positioned to the front of the property with double wooden doors leading through to a spacious kitchen/diner fitted with a range of matching units. This great family space benefits from a separate pantry and utility room along with a cloakroom. To the first floor are four good size double bedrooms serviced by a family bathroom and ensuite shower room to the principal bedroom. This chain free home is double glazed and central heating is via an LPG fired boiler.

Outside

The property is set back from the road by an ornate carriage driveway providing ample off road parking and vehicular access to a spacious double garage and an enviable workshop, which in turn provides vehicular access to the rear garden. To the rear is



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Sitting Room

15' 4" into bay x 10' 8" (4.67m x 3.25m)

Dining Room

11' 11" into bay x 10' 3" (3.63m x 3.12m)

Kitchen/Diner

21' 8" x 11' 7" at widest (6.60m x 3.53m)

Cloakroom

5' 10" x 2' 10" (1.78m x 0.86m)

Utility Room

13' 6" x 5' 6" (4.11m x 1.68m)

Double Garage

21' 4" x 16' 7" (6.50m x 5.05m)

Workshop

40' 0" x 11' 3" (12.18m x 3.43m)

First Floor

Principal Bedroom

14' 5" narrowing to 10' 10" (3.30m) x 10' 11" (4.39m x 3.32m)

Ensuite

7' 5" x 2' 9" (2.26m x 0.84m)

Bedroom Two

16' 8" x 9' 11" (5.08m x 3.02m)

Bedroom Three

10' 8" x 9' 10" (3.25m x 2.99m)

Bedroom Four

10' 3" x 9' 11" (3.12m x 3.02m)

Bathroom

9' 7" x 7' 5" (2.92m x 2.26m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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