



**Price**  
**£450,000**

**Freehold**

3x  2x  1x 

Shepherdswell Road,  
Eythorne, Dover, Kent,  
CT15

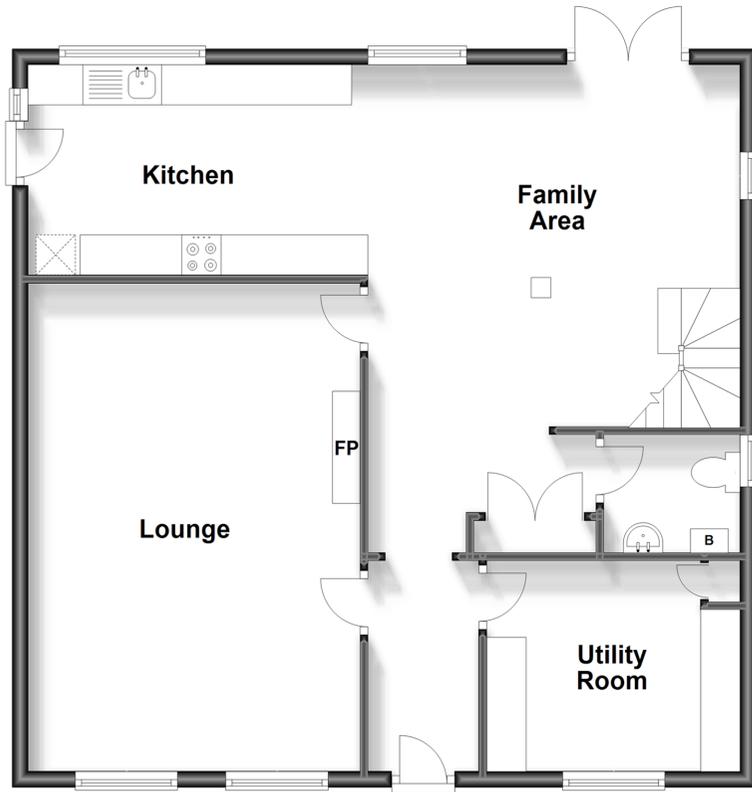
**OVER 60?**

Secure this property  
for up to **59% less!**

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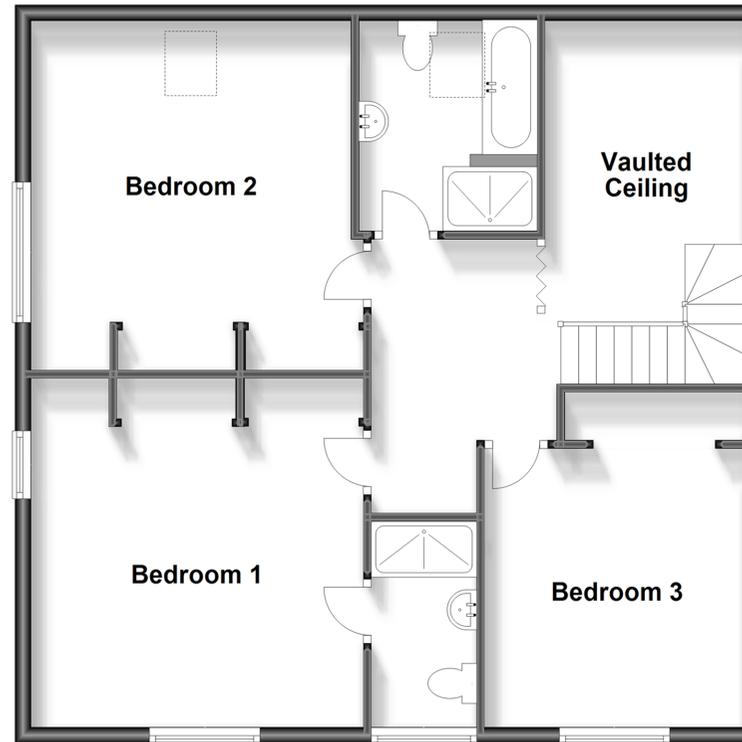
## Ground Floor

Approx. 79.7 sq. metres (858.1 sq. feet)



## First Floor

Approx. 79.6 sq. metres (857.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 19'9 x 13'9 (6.02m x 4.19m)

Utility Room : 10'5 x 8'5 (3.18m x 2.57m)

Downstairs Cloakroom

Family Area: 19'6 x 15'3 (5.95m x 4.65m)

Kitchen : 14'6 x 8'5 (4.42m x 2.57m)

### FIRST FLOOR

Landing

Bedroom 3 : 11'4 x 10'5 (3.46m x 3.18m)

Bedroom 1 : 13'7 x 11'9 (4.14m x 3.58m)

En-Suite Shower Room

Bedroom 2: 13'5 x 11'8 (4.09m x 3.56m)

Bathroom : 8'10 x 7'3 (2.69m x 2.21m)

### OUTSIDE

Front Garden

Rear Garden

Garage & Off Road Parking



## Main features

- Bespoke built beautiful house
- Under floor heating throughout
- Garage & off road parking for 3 cars
- Positioned in the village of Eythorne with easy access to A256 and A2/M2
- The village has a shop and pub so if you are looking for village life, look no further



### Nearest Schools

Primary Schools: Eythorne Elvington Community Primary 0.2 miles, Sibertswold C of E Primary at Shepherdswell 1.6 miles, Nonington C of E Primary 2.3 miles  
Secondary Schools: Dover Christchurch Academy 3.7 miles, Ripplevale School 4.3 miles.



### Transport Information

Train Stations: Shepherdswell 1.6 miles, Kearsney 3.5 miles, Martin Mill 4.3 miles



### Address

Shepherdswell Road, Eythorne, Dover, Kent, CT15



### Directions

For directions to this property please contact us.



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Call Dover Branch 01304 214876 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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