



**Guide Price**  
**£400,000**

**Freehold**

4x  1x  2x 

**Minnis Lane, River,  
Dover, Kent, CT17**

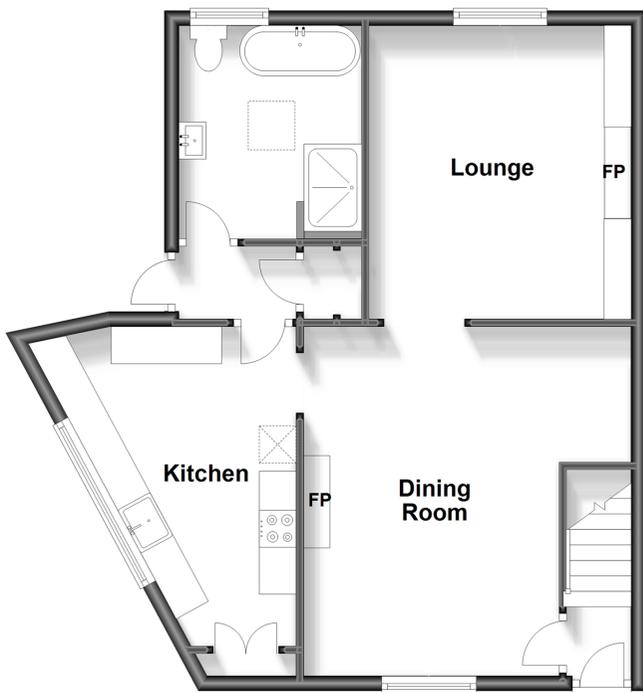
**OVER 60?**

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

*Wards*  
Helping you move forwards

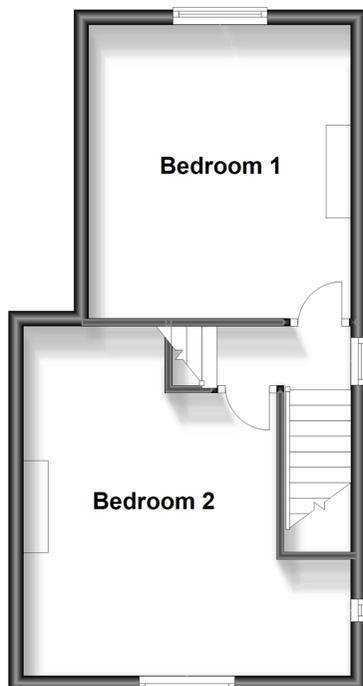
### Ground Floor

Approx. 58.2 sq. metres (626.2 sq. feet)



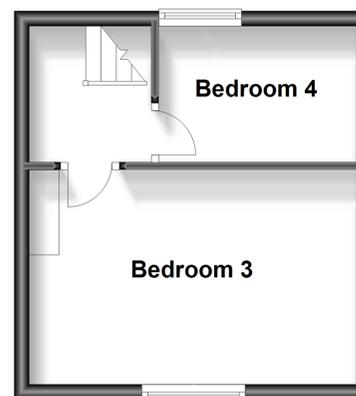
### First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



### Second Floor

Approx. 21.6 sq. metres (232.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Lobby

Lounge : 13'0 x 11'5 (3.97m x 3.48m)

Dining Room: 15'4 x 11'5 (4.68m x 3.48m)

Kitchen : 15'0 at widest point x 9'1 at widest point (4.58m x 2.77m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1 : 13'0 x 11'6 (3.97m x 3.51m)

Bedroom 2 : 13'0 x 11'7 (3.97m x 3.53m)

### SECOND FLOOR

Landing

Bedroom 3 : 14'8 x 9'4 (4.47m x 2.85m)

Bedroom 4 : 8'10 x 6'0 (2.69m x 1.83m)

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Charming, detached cottage in a sought-after location
- Close proximity to the beautiful Kearsney Abbey
- Beautifully presented throughout, a real turn-key home
- A property that needs to be seen to be fully appreciated
- Ideal home for a growing family



### Nearest Schools

Primary Schools: River Primary 0.1 miles, Temple Ewell C of E Primary 0.8 miles, White Cliffs Primary College for the Arts 1.5 miles. Secondary Schools: Dover Grammar School for Girls 1.9 miles, St Edmund's Catholic School 2.1 miles.



### Transport Information

Train Stations: Kearsney 0.4 miles, Dover Priory 2.9 miles, Martin Mill 5.7 miles



### Address

Minnis Lane, River, Dover, Kent, CT17



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

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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