



Tree Tops
Greenwich Lane | Ewell Minnis | Dover | CT15 7EA

FINE & COUNTRY



Step inside

Tree Tops

Nestled within well-maintained grounds in the charming hamlet of Ewell Minnis, Tree Tops offers peace, tranquility and delightful surroundings on the edge of the Alkham Valley in an area of Outstanding Natural Beauty. Sweeping onto the paved driveway you are immediately drawn to the spacious and attractive front garden. This includes lawns, mature trees and shrubs as well as a pond with a waterfall that often attracts ducks. It is surrounded by a circular path leading to the front porch as well as through a gate to the back door and the rear garden. There is also a detached double garage that has a workshop area and a boarded roof space providing storage facilities.

Originally a small bungalow the house has been extended by the owners and includes a charming hall with a decorative fireplace and terracotta tiles that flow through to the contemporary kitchen/breakfast room with its breakfast bar and an open archway to the dining area. The kitchen includes luxury German Tradex flat fronted units with quartz worktops housing an induction hob, built in oven and combi microwave, integrated fridge freezer and dishwasher. There is a good sized fitted utility room and a large shower room adjacent to the back door.

The charming dining area is ideal for those more formal occasions and has bi-fold doors to the lovely garden room. This has French doors that open onto the upper terrace and windows on three sides as well as a skylight, so is very light and bright and offers stunning views over the garden and is where the family spend much of their time. The elegant dual aspect sitting room has wide French doors to the terrace and a brick surround fireplace with a log burner as a focal point. The ground floor also includes a good sized double bedroom that could always be used as an office or snug.

Upstairs there is a family bathroom with an impressive oval shaped stand-alone bath and two double bedrooms with high quality fitted cupboards including the main bedroom with three bi-folding doors to the large balcony, where you can sit and enjoy your morning coffee looking out over the garden and the countryside beyond. As well as eaves storage there is also access to the loft that is boarded and includes electrics and could be developed to provide additional accommodation, subject to the necessary permissions.

The spacious rear garden backs onto farmland and includes a large lawn that is ideal for kids and dogs to run around and includes a wildlife pond and a circular patio for alfresco dining, two greenhouses, a duck pen, mature shrubs and trees as well as raised vegetable beds and a covered pergola seating area.



Seller Insight

“ We moved here 36 years ago and it will be a wrench to move but we feel it is time to downsize. We love the peace and the wonderful countryside and it is a great spot if you enjoy walking and cycling and there are bridle paths for riding with an equestrian centre nearby. It is only a minute's drive to the village of Alkham that provides a pleasant social life and includes a cricket club and the well-known Marquis of Granby restaurant.

There is an excellent primary school in River that is rated Outstanding by Ofsted and grammar schools in Folkestone and Dover as well as private schools in Dover, Canterbury and Ashford. The location is extremely convenient as we are only a short distance to the M20. If we want to go to London we could be at Folkestone West station in under 10 minutes for the high speed train to St Pancras, while it is simple to get to the Eurotunnel or Dover Docks for a day trip to France. For golfing enthusiasts there is the Etchinghill Golf Club or the Walmer and Kingdown Club near Deal and for water sports and sailing addicts there is the Royal Cinque Ports Yacht Club in Dover.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

By Road	
Folkestone West Station	6.4 miles
Dover Docks	6.7 miles
Channel Tunnel	8.5 miles
Canterbury	15.0 miles
Charing Cross	73.9 miles
Gatwick	78.0 miles

By Train from Folkestone West

St. Pancras	52 mins
Ashford International	13 mins
Canterbury	40 mins
Charing Cross	1hr 30 mins
Victoria	1hr 18 mins

Leisure Clubs & Facilities

Dover Sea Sports Centre	01304 212880
Royal Cinque Ports Yacht Club	01304 206262
Folkestone Rugby Club	01303 266887
Etchinghill Golf Club	01303 862929
Walmer and Kingsdown Golf Club	01303 373256
Hogbrook Equestrian Centre	01303 824499

Healthcare

Hawkinge and Elham Surgery
Dr. Chaudhuri
Dover Medical Practice
Buckland Hospital
Royal Victoria

Education

Primary Schools:

River Primary School
Temple Ewell C. of E. Primary
Dover College Junior

Secondary Schools:

Folkestone School for Girls
Harvey Grammar School
Dover Grammar School for Boys
Dover Grammar School for Girls
Dover College
Duke of York's Royal Military School

01303 840213
01304 206463
01304 865555
01304 222510
01303 850202

01304 822516
01304 822665
01304 205969

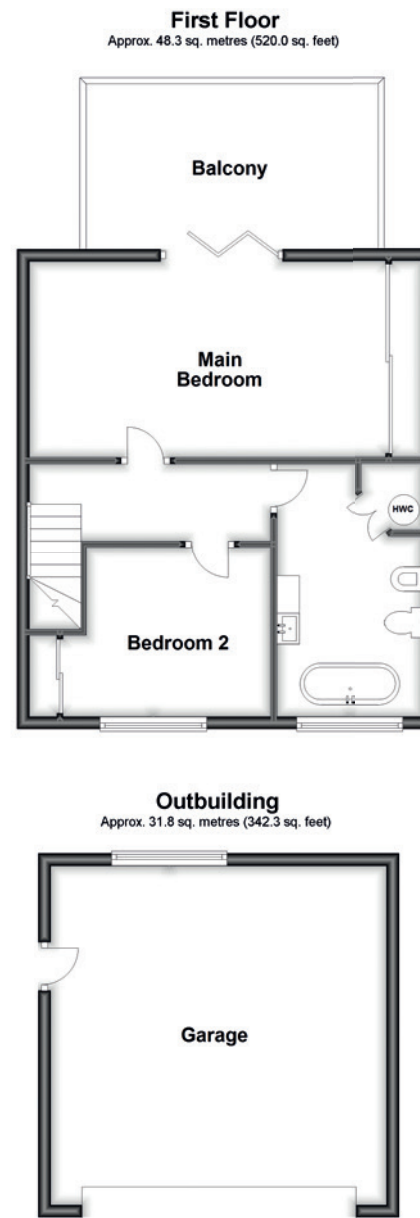
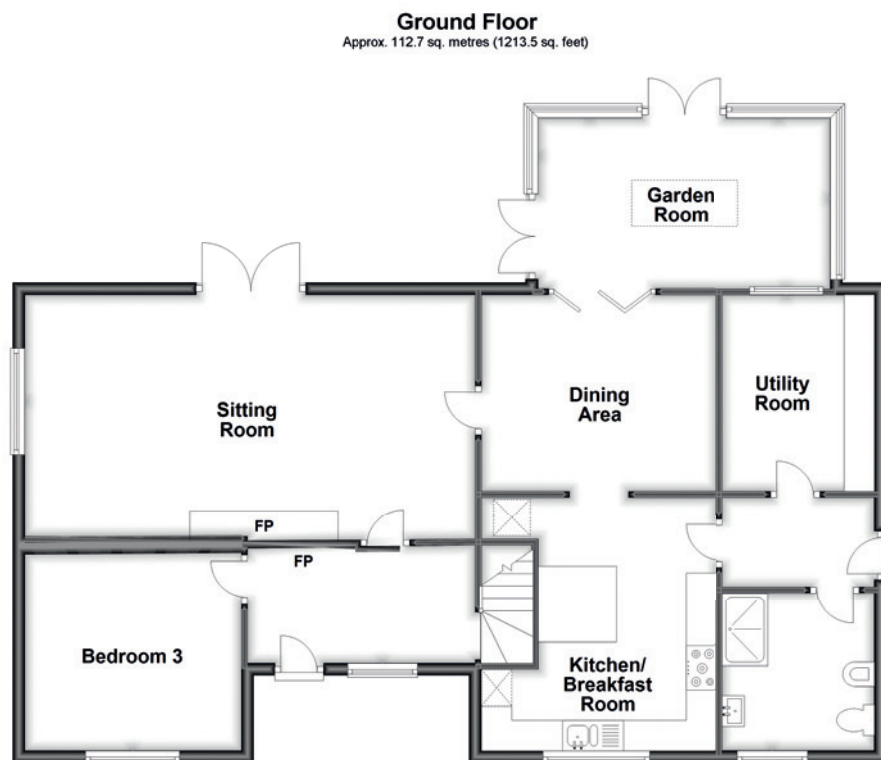
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01303 252131
01304 206117
01304 206625
01304 205969
01304 245024

Entertainment

The Marquis of Granby	01304 873410
Rocksalt	01303 212070
Royal Oak	01304 820926
Best Western Hotel	01304 203633

Local Attractions/Landmarks

The Leas
Crabble Corn Mill
Kearsney Abbey
Russell Gardens
The White Cliffs of Dover and Samphire Hoe
Dover, Walmer and Deal Castles
Dover Museum
Lydden Temple Ewell Nature Reserve
Lydden Motor Racing Circuit



GROUND FLOOR

Hallway	
Kitchen/Breakfast Room	13'8 x 12'4 (4.17m x 3.76m)
Sitting Room	24'3 x 13'4 (7.40m x 4.07m)
Dining Area	12'6 x 10'7 (3.81m x 3.23m)
Garden Room	15'11 x 9'9 (4.85m x 2.97m)
Utility Room	10'7 x 8'2 (3.23m x 2.49m)
Shower Room	
Bedroom 3	11'8 x 10'10 (3.56m x 3.30m)

FIRST FLOOR

Landing	
Main Bedroom	21'3 x 10'7 (6.48m x 3.23m)
Bathroom	
Bedroom 2	9'10 x 9'2 (3.00m x 2.80m)

OUTSIDE

Gated Driveway	
Garage	18'8 x 18'4 (5.69m x 5.59m)
Front Garden	
Rear Garden	
Greenhouse	

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

£799,995

Council Tax Band: C

Tenure: Freehold



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