



**Guide Price**  
**£650,000**

**Freehold**

4x  2x  2x 

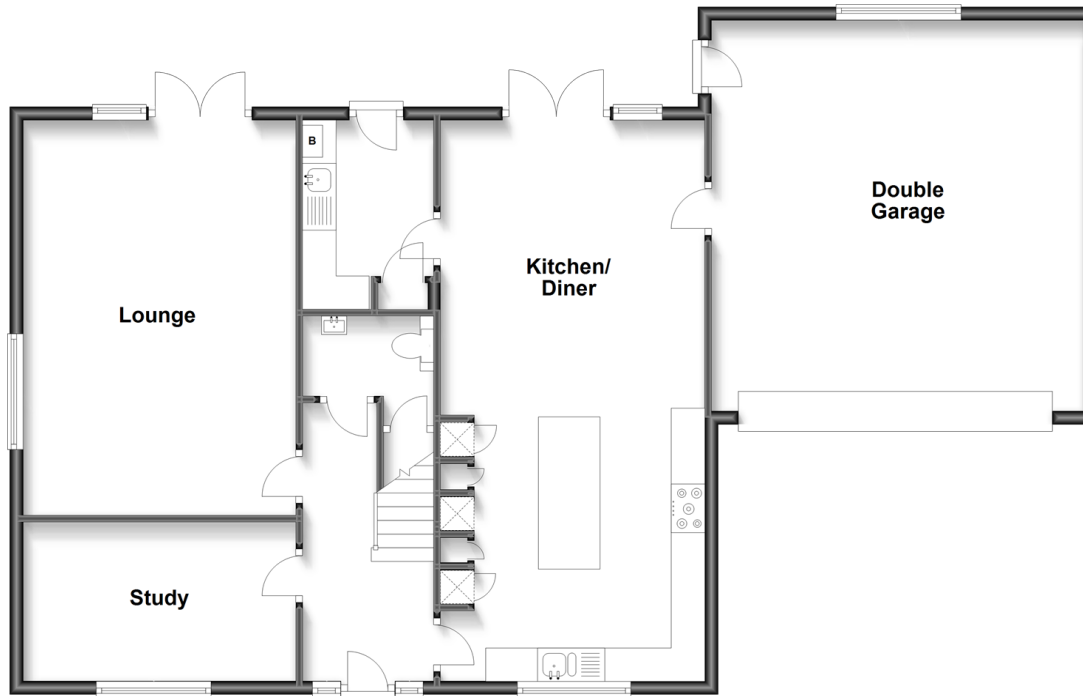
**Manor View, Lower  
Road, River, Dover,  
Kent, CT16**

**OVER 60?**

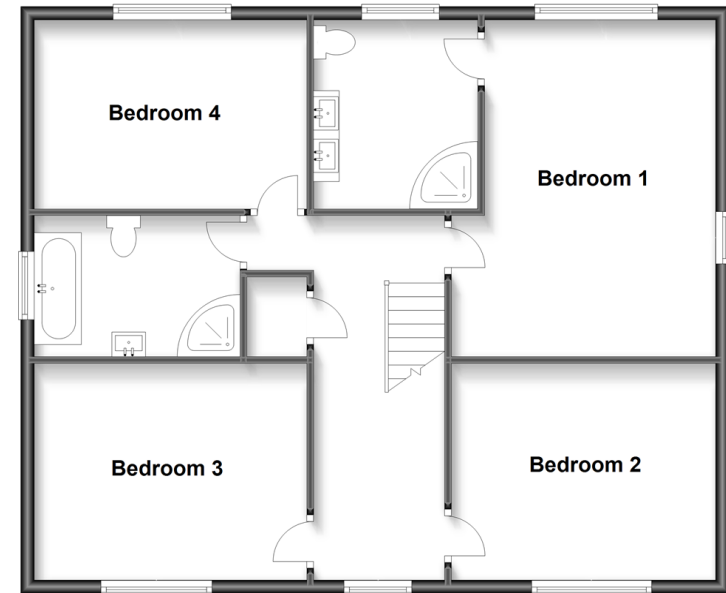
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

**Ground Floor**  
Approx. 118.0 sq. metres (1270.7 sq. feet)



**First Floor**  
Approx. 85.2 sq. metres (917.0 sq. feet)



## Accommodation

### Entrance Hallway

Kitchen/Diner : 27'4 x 12'9 (8.34m x 3.89m)

Utility Room : 9'0 x 6'3 (2.75m x 1.91m)

Study: 13'2 x 7'8 (4.02m x 2.34m)

Lounge : 19'2 x 13'2 (5.85m x 4.02m)

Downstairs Cloakroom

### FIRST FLOOR

#### Landing

Bedroom 1 : 16'5 x 13'1 (5.01m x 3.99m)

En-Suite Shower Room : 8'9 x 8'1 (2.67m x 2.47m)

Bedroom 4: 13'1 x 9'0 (3.99m x 2.75m)

Bathroom : 9'8 x 7'8 (2.95m x 2.34m)

Bedroom 2: 13'2 x 10'4 (4.02m x 3.15m)

Bedroom 3: 12'9 x 10'4 (3.89m x 3.15m)

### OUTSIDE

Front Garden

Rear Garden

Double Garage : 18'0 x 10'7 (5.49m x 3.23m)

Off Road Parking

Garden Shed



## Main features

- A beautiful family executive house in the village of Temple Ewell
- Double garage & off-road parking
- Large kitchen/diner, ideal for entertaining
- En-suite shower room, utility room, very spacious throughout
- Easy access to Folkestone & Dover



### Nearest Schools

Primary Schools: Temple Ewell C of E Primary 0.1 miles, River Primary 0.5 miles, Whitfield and Aspen School 1.1 miles  
Secondary Schools: Dover Christchurch Academy 1.4 miles, Dover Grammar School for Boys 1.7 miles.



### Transport Information

Train Stations: Kearsney 0.1 miles, Dover Priory 2.3 miles, Shepherdswell 3.0 miles



### Address

Manor View, Lower Road, River, Dover, Kent, CT16



### Directions

For directions to this property please contact us.



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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