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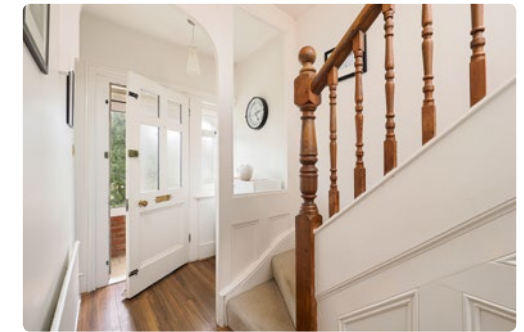
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18 Eythorne Road, Shepherdswell, CT15 7PB

3 BEDROOMS | 1 BATHROOMS | 3 RECEPTIONS

Freehold



18 Eythorne Road, Shepherdswell CT15 7PB

- Semi Detached Period Property
- Three Reception Rooms & Cellar
- Bay Sash Windows & Original Fireplaces
- Opportunity To Extend & Enhance
- Three Generously Proportioned Bedrooms
- Over 100 Ft South/East Facing Rear Garden
- Driveway & Detached Garage
- Beautifully Positioned In Charming Shepherdswell

SITUATION:

The property is sat elevated on Eythorne Road, just a few hundred yards to Shepherdswell station which has direct links to London. The village focuses on community with a local primary school, a park area, doctors surgery, village hall which hosts events including charity sales and a pre-school playgroup. The village pub is the Grade II listed Bell by the village green, near to the church. Additionally, the village has a Co-op mini-supermarket, and you will find a hearty breakfast at the Colonel's Café on the Heritage Railway at Shepherdswell. Stop for lunch at the National Trust Visitor Centre Café or The Vineyard in the Valley Café.

Lydden is just a few miles away and benefits from a lovely country pub called The Lydden Bell or sample the local ale at the Carpenters Arms in nearby Coldred.

Less than six miles away one will find the port town of Dover, with its brooding castle, iconic White Cliffs, and a wealth of entertainment

including two cinemas, a theatre and the St James' retail and leisure complex.

The town centre of Folkestone is situated less than 10 miles away with its arty vibe, thriving harbour and beautiful beaches this is a wonderful place to have close by. The high speed into London will take you under an hour from Folkestone central. Heading further afield The Eurotunnel and Port of Dover is also close by.

Less than 20 minutes to the north lies Canterbury with its Cathedral, the Marlowe Theatre and Concert Hall and a wealth of galleries. Canterbury hosts an annual festival with a wide range of musical events from opera and symphony concerts to world music, jazz and folk – there is always more to discover.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities.



DESCRIPTION:

A striking period semi-detached property built in the early 1900's and bursting with features such as bay sash windows, intricate architrave, cast iron fireplaces and panelled doors.

There is over 1300 sq.ft of versatile accommodation which includes three double bedrooms and a splendid downstairs layout which includes three reception rooms and a kitchen. There is an opportunity to extend the accommodation and drawings have been created and could be adapted to suit individual needs.



The sweeping driveway leads to ample parking and a double-glazed canopied porch which reveals the original front door. A welcoming entrance hall has beautiful high ceilings, attractive panelling, and a decorative balustrade with an interesting feature at the bottom which would have been fitted with stained glass window.

To the right of the hallway, one will find a beautiful sitting room with original cornicing, a bay fronted sash window and a cast iron ornate open fireplace.

The second reception room has a de-commissioned wood burning stove set within the chimney breast and large double glazed French doors that open out onto an impressive 100 ft rear garden.

A bright and airy breakfast room sits adjacent to the kitchen and has a splendid square bay window with attractive wooden sashes, there is a chimney breast with original cupboards built into the alcoves. The kitchen has an array of floor and wall units and plenty of space for kitchen appliances, there is also access to the rear garden.

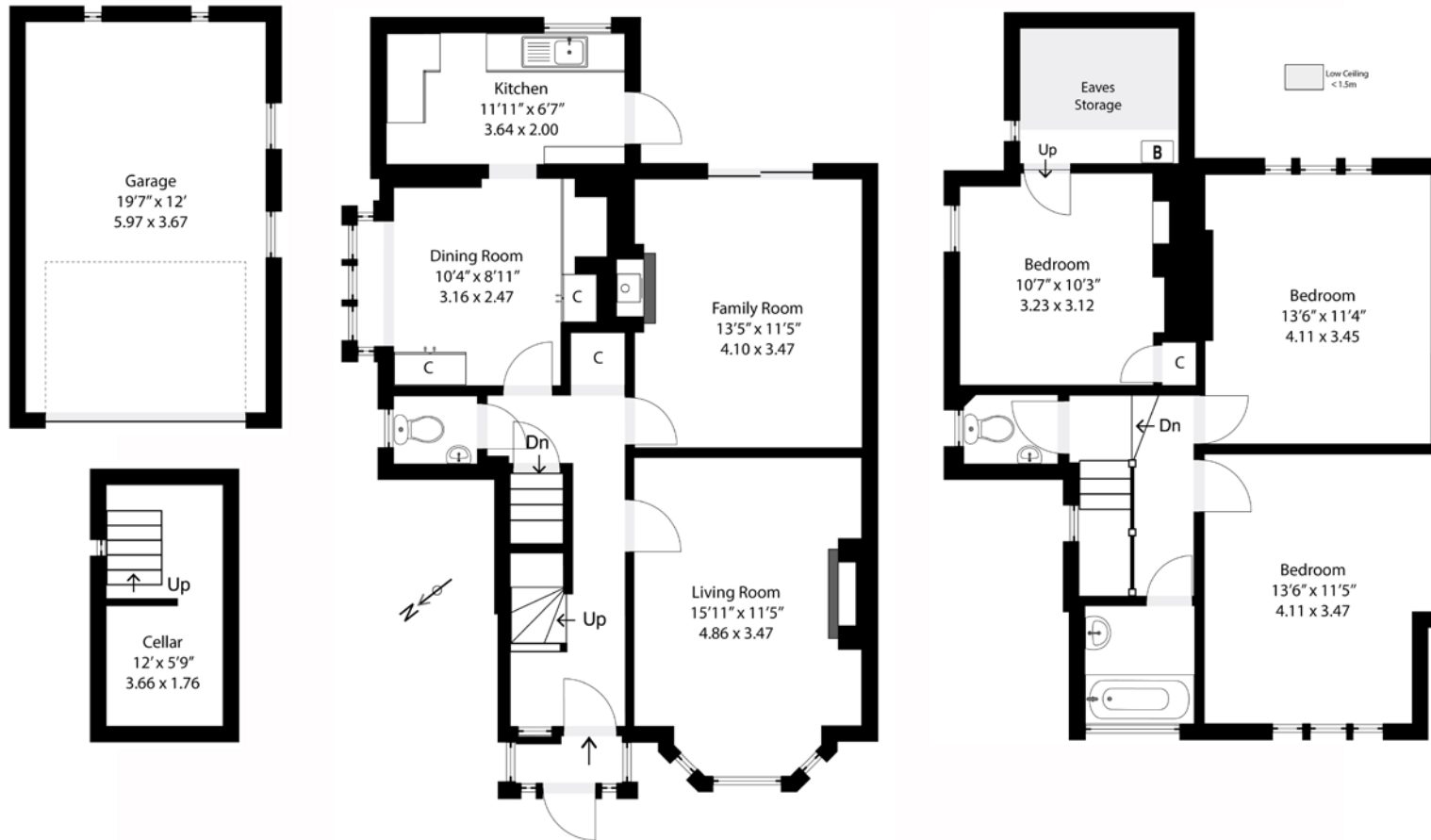
There are drawings available to extend the property and enhance this already spacious ground floor space.

From the hallway stairs descend into a good height cellar, whilst to the front of the property the staircase leads to a first-floor galleried landing which leads to three generously proportioned bedrooms and a family bathroom. Two of the bedrooms have magnificent, curved ceilings, whilst the smaller bedroom has a Victorian fireplace.

OUTSIDE:

The driveway leads to an attractive front garden and ample parking to the side of the property in front of the detached garage.

The rear garden is an enchanting space full of established shrubs, young trees, and an extensive well-kept lawn. There is a patio area at the rear of the property and being south easterly facing it benefits from a good deal of light throughout most of the day.



TOTAL FLOOR AREA: 1595 sq. ft (148 sq. m)
 HOUSE: 1359 sq. ft (126 sq. m)
 GARAGE: 236 sq. ft (22 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected

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