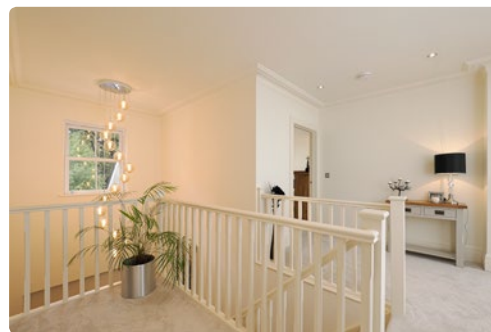
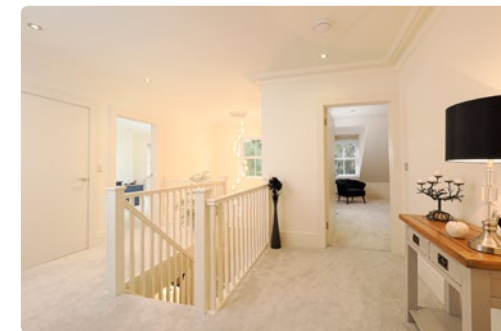




Freehold



## 134 Sandwich Road, Whitfield, Dover CT16 3JP

- Substantial Detached Residence
- Vast Open Plan Living Areas
- Kitchen Breakfast Room & Separate utility
- Exceptionally Energy Efficient With Solar Panels
- Four Double Bedrooms With Fitted Wardrobes
- Striking Bathrooms With High Specification Fixtures
- Stunning Split level Garden With Patio
- Integral Double Garage & Extensive Driveway

### SITUATION:

Surrounded by beautiful countryside, yet within easy reach of the A2 motorway which provides excellent access to Dover, Canterbury, and London. The village itself is situated some four miles north of Dover and has various amenities, including a primary school, a church, a hairdresser, a vets, a doctor's surgery, a nursery, a post office and a pub. There is also a village hall, which offers many clubs and social events.

The nearest large town is Dover, which has an excellent range of high street and independent shops, pubs, restaurants, leisure facilities including the famous English Heritage site 'Dover Castle' which has many outstanding events during the year. The area has a wide variety of primary and secondary education to choose from with grammar schools available in Dover and Sandwich in addition to private education.

Whitfield offers convenient access to the A2 road network and the railway station and port for cross channel ferries at Dover. The nearby Cinque Port of Sandwich also offers an extensive range of shops and facilities as well as the Royal St. Georges Golf Club and the Prince's Golf Club.

The town centre of Folkestone is situated only nine miles away with its arty vibe, thriving harbour and beautiful beaches, whilst Folkestone West offers a high speed rail service which reaches London St Pancras in approximately 52 minutes. The Channel Tunnel terminal at Cheriton and the M20 motorway are also within a short driving distance from here.

The vibrant Cathedral City of Canterbury is approximately 15 miles away and has a wide variety of shops, restaurants and leisure facilities, along with three universities, and two mainline railway stations.



#### DESCRIPTION:

A substantial detached modern property offering almost 2600 sq.ft of beautifully appointed accommodation which includes open plan living areas and four generous double bedrooms. The property occupies an attractive plot which comprises of a patio area, an elevated lawned garden and large driveway leading to a double garage.

There is a vast sense of space and light flooding through the property which has a spectacular open plan family living area that connects with the outside via three sets of patio doors. Neutral colours and fine decor complement the simple architectural lines, whilst decorative cornicing, sash windows and high ceilings add a depth of elegance.

Built to an exceptionally high standard in 2012 the property has many energy efficient features which include solar panels, high levels of insulation and double glazing throughout allowing energy consumption to be significantly reduced.



The composite double width front door opens into a grand entrance hall overlooked from the mezzanine landing, the space has magnificently high ceilings dressed in decorative pendant lighting, whilst Karndean flooring has been laid and runs seamlessly throughout. The entrance hall has a smart cloak room, coat closet and opens into both the kitchen and sitting room, which have defined spaces, yet open and connecting with one another.

The kitchen has been fitted with a high-quality units finished with Corian stone worktops which run along the entire space and incorporate a large peninsular breakfast bar. All main appliances are integrated and include two dishwashers, a double Bosch oven, microwave, and fridge freezer. The space is further enhanced by a well-appointed utility room which also provides access to both the garage and side garden.

The kitchen flows into a spectacular dining area which spills out into the garden via the trio of patio doors.

A sitting room completes the ground floor accommodation and has clear division for relaxing, studying or playing music, the space is vast and has been arranged beautifully.

To the first floor a galleried landing leads to a well-appointed family bathroom which comprises of a walk-in shower, and separate bathtub. There are four double bedrooms all with an expanse of fitted wardrobes, whilst the main bedroom also benefits from a luxury en-suite shower room.

#### OUTSIDE:

To the front of the property there is substantial driveway which leads to an integral double garage.

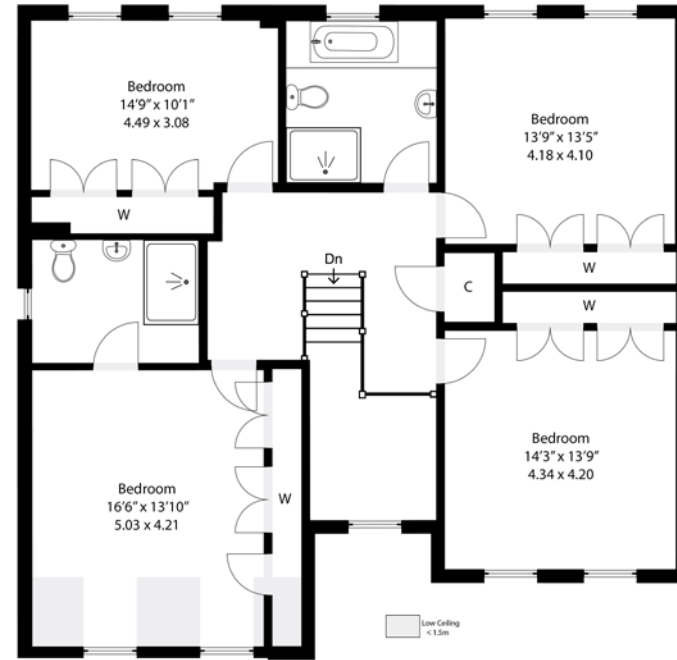
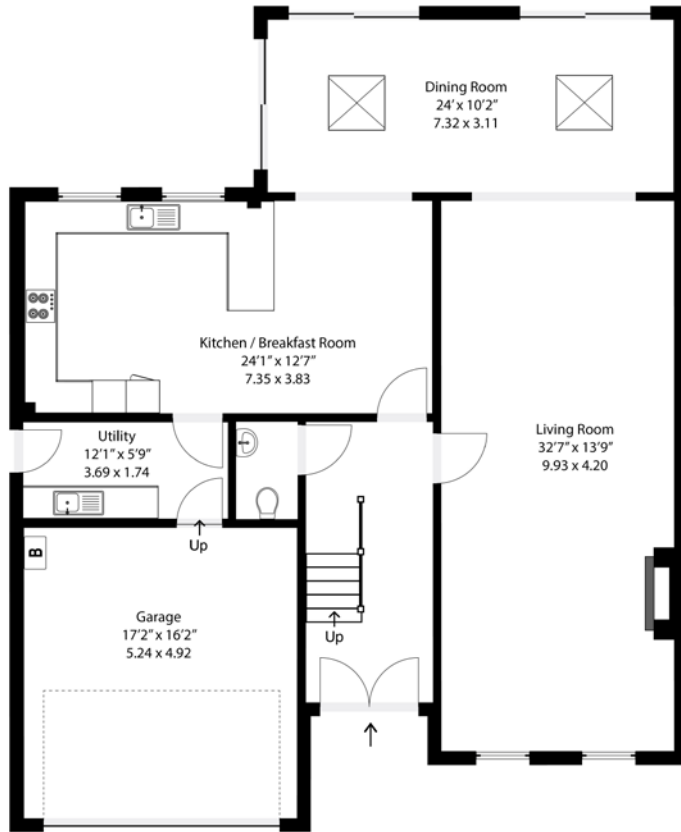
The rear garden has been beautifully landscaped with a patio area which wraps around the rear of the house and accessed via the three sets of patio doors. A few steps leads one to the lawned garden, which is surrounded by matures trees and pruned hedging.











TOTAL FLOOR AREA: 2859 sq. ft (266 sq. m)  
HOUSE: 2581 sq. ft (240 sq. m)  
GARAGE: 278 sq. ft (26 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
All services are mains connected

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