



FOUNDATION

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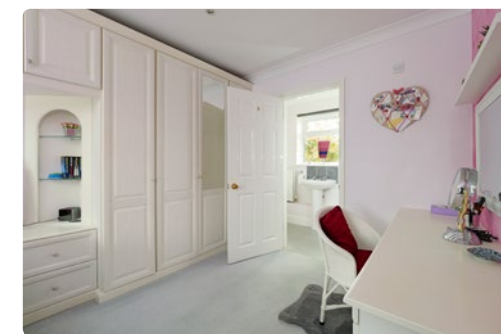
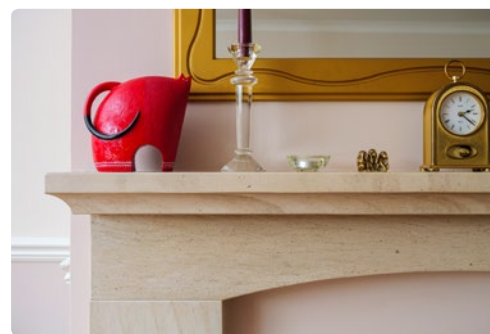
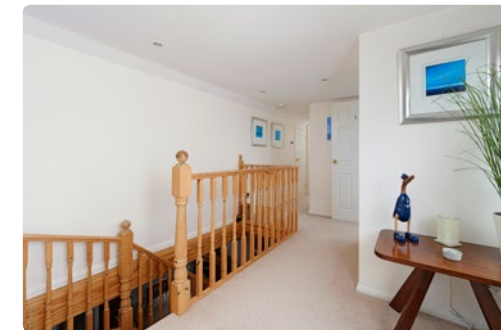
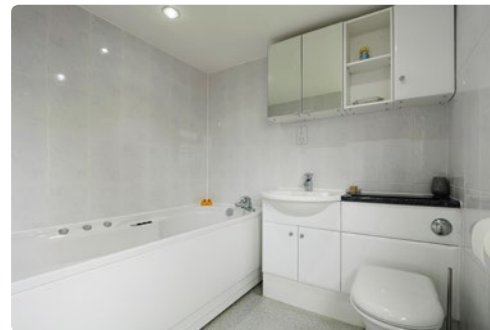
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Applegate, Berkeley Close, Dunkirk ME13 9TR

5 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



Applegate, Berkeley Close, Dunkirk ME13 9TR

- Substantial Detached Residence
- Over 2000 Sq.Ft Of Versatile Accommodation
- Five Bedrooms & Three Bathrooms
- Elegant Sitting Room With Fireplace
- Large Driveway & Integral Garage
- West Facing Garden With Raised Patio
- Decked Pergola Hot Tub Area
- In The Village Of Dunkirk Close To Faversham

SITUATION:

The property is situated in the popular village of Dunkirk. It is approximately three miles east of Faversham and five miles west of Canterbury. Dunkirk has a new village hall, two garden centres, a farm shop, and the Red Lion public house. Its neighbouring village of Boughton-under-Blean has a long main street with a post office, village store, churches, a well-regarded primary school, hairdressers and several pubs and restaurants. The villages are very closely linked and share a real sense of community.

Dunkirk is close to the A2 which gives easy access to the motorway network. There is a regular bus service through the village to Canterbury and Faversham and the railway stations at both Canterbury and Faversham offer a regular service to London Victoria and Charing Cross as well as a high-speed link to London St Pancras.

The nearby town of Faversham has a thriving High Street with a variety of independent traders as well as well-known brands and three times a week the town has a bustling market. The town has several well-regarded primary schools as well as the renowned Queen Elizabeth Grammar School and good leisure facilities including an indoor/outdoor swimming pool, a cinema, and a large recreation ground.

The cathedral city of Canterbury offers an even wider array of shopping, leisure, and educational amenities, including a selection of state and private schools, three universities, the White Friars Shopping Centre, the Marlowe theatre and two hospitals.

The seaside town of Whitstable is just 6 miles away and famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities



DESCRIPTION:

A substantial detached chalet bungalow with more than 2,000 sq.ft. of spacious and versatile accommodation, significantly improved by the current owner over the years.

Situated in a quiet and peaceful close in sought-after village of Dunkirk, conveniently located between Faversham and Canterbury and surrounded by an abundance of countryside walks.



The property occupies a generous plot which includes a newly laid bloc paved driveway, integral garage and stunning westerly facing garden with a raised sun terrace and large lawn.

The front door opens into an inner porch which leads to a delightful dining room. From here, the kitchen is accessed via an archway, giving the whole area an open feeling. There is an array of wall and floor units alongside space for freestanding appliances, the sink

with mixer tap is placed overlooking the garden whilst a rear door provides access onto the sun terrace.

The sitting room is large and airy with attractive panelling and dado rails, and a living-flame gas fire with a natural stone mantel piece; double glazed doors open onto the raised sun terrace.

The ground floor accommodation is further enhanced by three double bedrooms, one is used as an office, and a well-appointed family bathroom which comprises of separate shower, bathtub, wash basin, storage units, and WC. The main bedroom is more than 20ft. long and benefits from fitted wardrobes, large linen cupboard and an ensuite shower room.

The first floor has two double bedrooms and another well-equipped bathroom with an electric walk-in shower and spa bath. The whole space is ideal for teenagers to share or for an au pair or relative needing their own living quarters.

The property has a vast amount of storage within the eaves on the first floor as well as several additional large walk-in cupboards. Applegate has been carefully maintained and much improved over the years. The current owner has installed a new Worcester Bosch gas boiler in 2016, adding a smart Nest heating system, changed the soffits and guttering, and replaced most of the windows and doors.

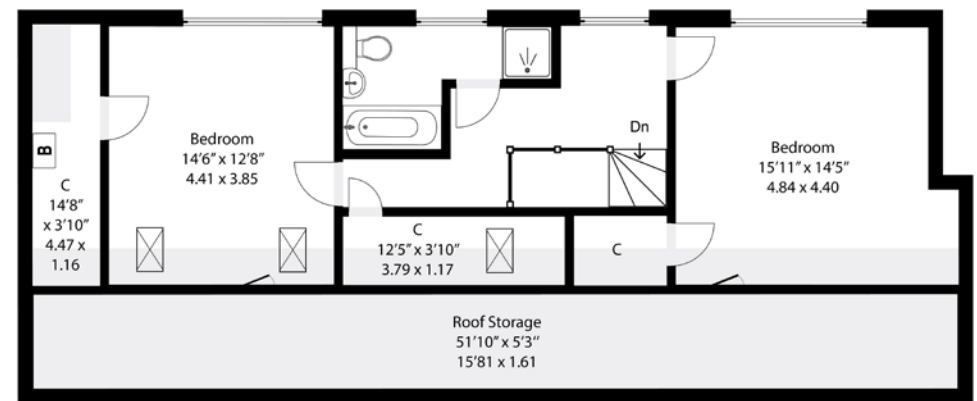
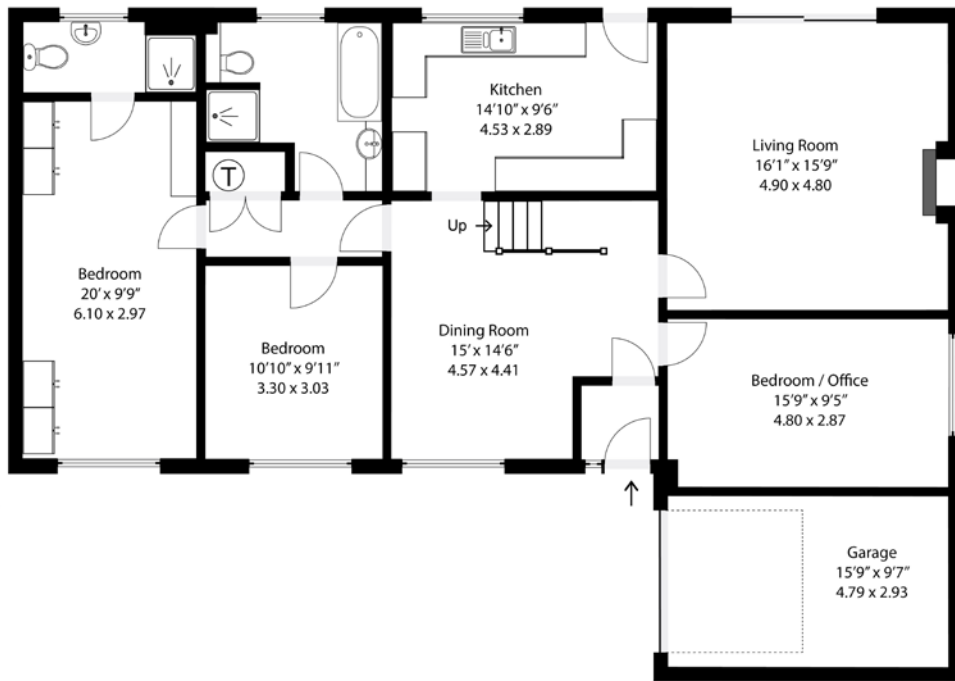
OUTSIDE:

Applegate occupies a generous plot which includes a bloc paved driveway, leading to an integral garage with power and water which could be further converted STPC. To the rear there is a newly laid raised sandstone patio allowing the sun terrace to be accessed directly from the house.

At the foot of the garden there is a decked area with pergola and hot tub, which is being left with the sale, the rest of the garden is mainly laid to lawn, and there is a large shed.







TOTAL FLOOR AREA: 2219 sq. ft (206 sq. m)
HOUSE: 2068 sq. ft (192 sq. m)
GARAGE: 151 sq. ft (14 sq. m)



EPC RATING
C



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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