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Caxton Cottage, Hill Avenue, Shepherdswell, Dover, CT15 7PA

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## Caxton Cottage, Hill Avenue, Shepherdswell, Dover, CT15 7PA

- Substantial Detached Cottage
- Almost 2000 Sq.Ft Of Spacious Accommodation
- Four Bedrooms & Two Bathrooms
- Open Plan Living Area With Wood Burning Stove
- Brand New Kitchen & Two Receptions
- Set Within An Enchanting 0.26 Acre Plot
- Long Driveway & Detached Garage
- Rural Village Location

### SITUATION:

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 substantial four-bedroomed cottage offering almost 2,000 sq. ft. of spacious accommodation, set within a generous 0.26 acre plot. This charming property combines traditional features with modern comforts, providing a welcoming atmosphere for family living. Caxton Cottage, built in the 1980s and more recently extended, boasts a wealth of character through its timber-framed windows, exposed beams, and distinctive latch-key doors. These period details blend beautifully with modern additions, such as the wood-burning stove and the newly fitted kitchen, which enhance both the functionality and comfort of the home.

The handsome front door opens into a large entrance hall with stairs leading to the first floor. To the right, a dual-aspect dining room offers an ideal space for both formal and informal dining. The kitchen, positioned directly adjacent, is well-equipped and light-filled, and could easily be opened up to the dining room by removing the partition wall,

creating a spacious, open-plan kitchen-diner perfect for modern family living.

The living room, located at the rear of the property, enjoys a wonderful, elevated position, offering sweeping views over the garden. Thanks to its westerly-facing aspect, this room is bathed in natural light throughout the day and provides a perfect setting for enjoying the evening sun. A large wood-burning stove, set within an exposed brick fireplace, adds to the room's warmth and charm. The oak flooring flows seamlessly throughout the ground floor, enhancing the property's sense of space and continuity. French doors open from the living room onto a raised decked area, ideal for outdoor entertaining or simply relaxing while enjoying the garden views.

In addition to the living and dining areas, the ground floor features an extra reception room, currently used as a study, but would also work as a playroom. Upstairs, a galleried landing leads to four generously sized

bedrooms, each offering plenty of storage space and light. The main bedroom benefits from an en-suite bathroom and an abundance of built-in storage, providing a peaceful retreat. The well-appointed family bathroom is conveniently located near the other bedrooms, ensuring easy access for all.


#### OUTSIDE:

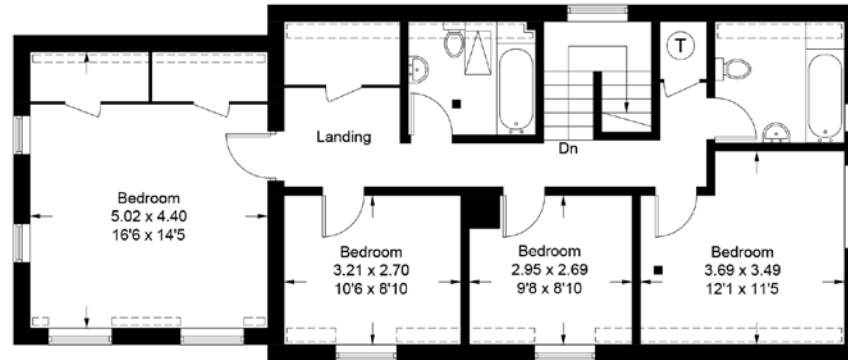
Caxton Cottage is set within a generous 0.26-acre plot, which includes a long driveway that leads to a detached single garage. To the front of the property, there is beautifully landscaped gardens which feature attractive pathways leading to both the main entrance and the kitchen door.

The rear garden is mainly laid to lawn and bordered by mature trees that offer an exceptional level of privacy and delicate shade throughout the summer months. A raised decked seating area connects directly from the rear of the house, providing the perfect spot for alfresco dining.

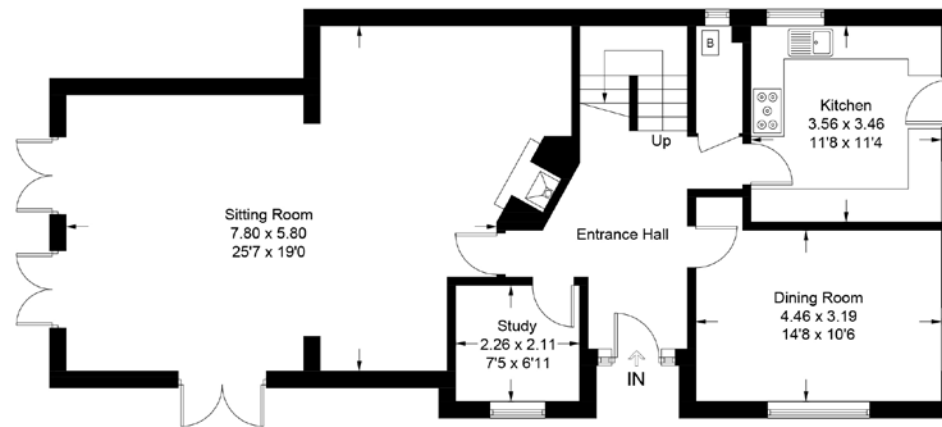




 = Reduced head height below 1.5m



First Floor



Ground Floor



TOTAL FLOOR AREA: 1932 sq. ft (179 sq. m)



EPC RATING  
E



COUNCIL TAX BAND  
E



GENERAL INFORMATION  
Oil Fuelled Heating & Mains Drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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