



FOUNDATION

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Badgers, Holt Street, Nonington, Dover CT15 4HX

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



## Badgers, Holt Street, Nonington, Dover CT15 4HX

- Substantial Detached 1920's Residence
- 2200 Sq.Ft Of Space Including Self Contained Annexe
- Four/Five Bedrooms & Multiple Receptions
- Highly Versatile & Partially Open Plan
- Opportunity To Further Enhance
- Set Within 0.27 Acres Of Grounds
- Large Driveway & Beautiful Views
- Situated Between Canterbury & Dover

### SITUATION:

The village of Nonington has an active community with a village hall and a primary school, whilst nearby village of Aylesham offers a wider range of local services, including several shops, a medical centre, a vets and businesses and a mainline station. Nonington is surrounded by some truly beautiful countryside, with plenty of walks and footpaths, including the grounds of the beautiful Fredville Park surrounded by its ancient oak trees, making this an ideal location for anyone who enjoys the outdoors.

The cathedral city of Canterbury is approx. 12 miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The historic market town of Sandwich is just 7 miles away. This is one of the Cinque Ports and a bustling little town with many independent shops and restaurants, good facilities, and a lovely quay. While once a major port, it is now two miles from the sea and its historic centre is preserved as a conservation area. It offers a good range of shops, restaurants, and a mainline station with a high-speed link to Ashford and London St Pancras. The town is well served with a fine selection of state, private and grammar schools, including the renowned Sir Roger Manwood's.



#### DESCRIPTION:

Badgers is a substantial and highly versatile detached four/five bedroom residence, occupying a generous plot, complete with a separate self-contained annexe. In total, the property offers 2,200 sq.ft of well-configured accommodation.

Nestled within the rural village of Nonington, Badgers enjoys views over rolling countryside while being just a few miles from the historic cathedral city of Canterbury and the coastal town of Dover.

Built in 1922, the property has been owned by the same family for almost 50 years. During this time, the annexe was added, along with several other enhancements. However, there is now an exciting opportunity for new owners to update and modernize this warm and welcoming family home.

Upon arrival, a long driveway leads to a stable door, which opens into a spacious entrance hall. This hall features a convenient shower



room and utility area, whilst to the right, there is a spacious kitchen breakfast room connected to the dining area through elegant French doors. The kitchen is equipped with a range of wooden units, which incorporate a fridge/freezer, a sink with mixer tap, a free standing cooker, and dishwasher.

The dual-aspect living room overlooks the front gardens and provides access to a ground-floor bedroom and ensuite bathroom.

Stairs from the living room lead to the first floor, where you will find three further bedrooms and a well-appointed family bathroom. The largest bedroom also offers access to a small adjoining room, which could easily be transformed into an ensuite bathroom or a dressing area.

#### ANNEXE:

Built in 2013, the annexe offers a flexible living space with an open-plan design. The living

area features a fully fitted kitchenette and dining space, complemented by a comfortable sitting area with a small gas fire. The double bedroom is conveniently located next to a modern shower room, complete with a basin and WC.

#### OUTSIDE:

Badgers occupies an expansive plot of approximately 0.27 acres, with beautifully landscaped grounds. The property is accessed via a gated driveway, leading to the front garden, which is enclosed by mature hedging, offering privacy and curb appeal.

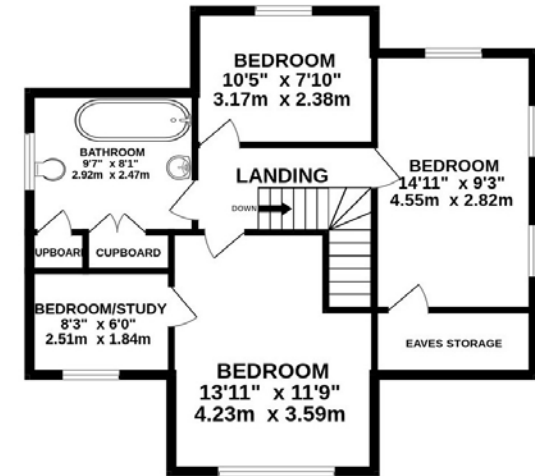
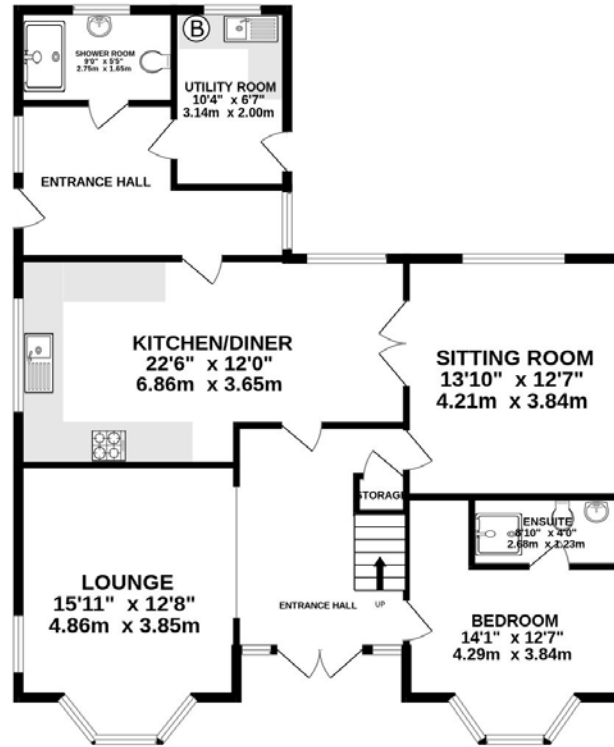
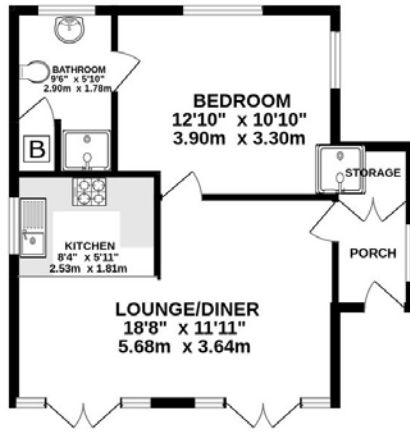
To the rear, the grounds are mainly laid to lawn, with a pathway leading to a storage shed, nestled under the shade of a charming pine tree. The generous space offers a wonderful opportunity for outdoor enjoyment and relaxation, whilst admiring the views of unspoilt countryside.











TOTAL FLOOR AREA: 2200 sq. ft (204 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All services are mains connected

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