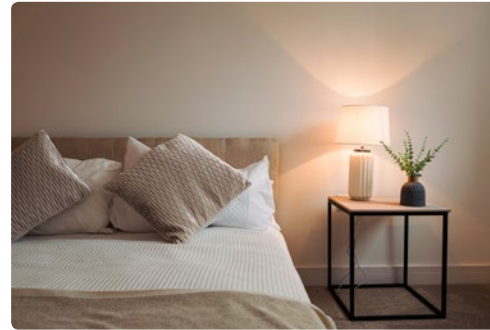
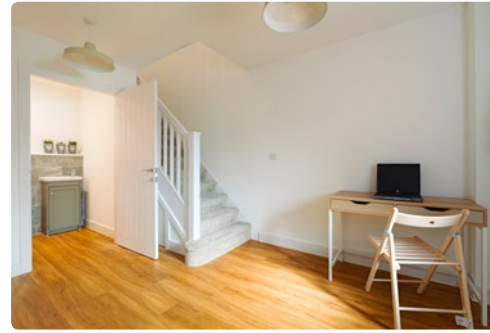




Freehold



Railway Close, Kearsney, Dover CT16 3RG

- Newly Built Semi-Detached Home
- Three Bedrooms & Two Luxury Bathrooms
- Fully Integrated Modern Kitchen
- Almost 1200 Sq. Ft Of Beautifully Appointed Accommodation
- Exceptionally Energy Efficient With Solar Panels
- Part Of A Small & Exclusive Development
- Envious Location Close To Kearsney Abbey
- High Speed Rail Links To London From Dover Priory

SITUATION:

Kearsney is a beautiful village situated between the historic town of Dover and the neighbouring village of Temple Ewell. It is 1 mile southwest of the A2 and 2 miles north of the A20, there is a railway station at Kearsney, which provides direct access into the Cathedral city of Canterbury with its bustling high street and vibrant art and theatre scene.

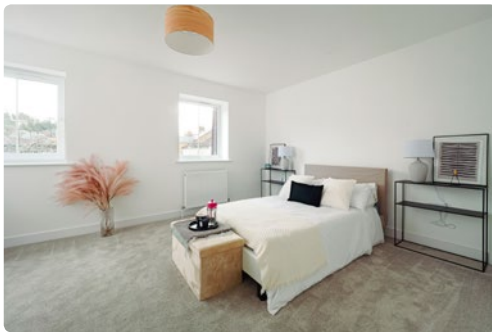
The property has close proximity to Kearsney Abbey, which is open to the public, are laid out as fabulous informal parkland around two ornamental lakes, with the River Dour flowing through.

The nearby town of Dover has a small selection of shops and restaurants whilst the marina curve and promenade has a great outdoor scene with a wider selection of bars and live music. The famous English Heritage site 'Dover Castle' has many outstanding events during the year and attracts tourists from all over the world. Dover has high speed links to London in 68 minutes and is just a

short cycle/drive from the property. 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.

The arty seaside town of Folkestone is just a short drive away and the regeneration has been underway for a few years and involves everything from the new creative quarter, improved transport links and the huge redevelopment project along the seafront. The Coastal Park attracts runners, walkers, and cyclists as they take the paths through the landscaped gardens and along the promenade to Sandgate and Hythe. There is also the world's first multi storey skate park which has just opened in the centre of town, the building itself is an architectural statement and was designed by Holloway studios, it also has a boxing gym, a climbing wall and bouldering room.

For those wanting to reach the continent, Folkestone to Calais can be achieved in 35 minutes via the Euro tunnel.



DESCRIPTION:

A spacious and beautifully appointed brand new semi-detached house, built to a particularly high specification and situated in the charming village of Kearsney.

Upon entering, you'll be greeted by a spacious hallway featuring a home office area, a cloakroom and WC.

The contemporary open-plan kitchen, dining, and living area is thoughtfully designed to accommodate both entertaining and family life.

Patio doors from the lounge lead out to a generous garden, complete with patio and turf. A convenient storage cupboard is located under the stairs.

The property is exceptionally energy efficient with solar panels, an air source heat pump, double glazing, high levels of insulation and low energy lighting ensuring a greener footprint and low energy consumption.

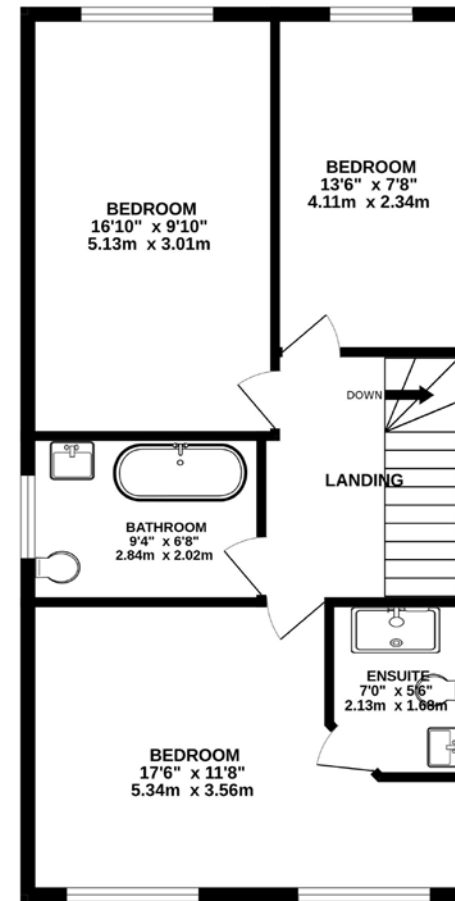
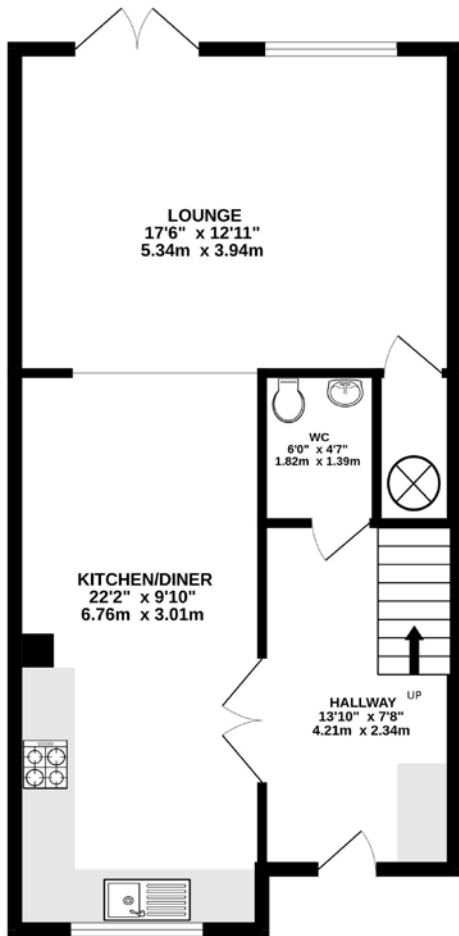


Upstairs, off the hallway, you'll find three bedrooms, including the principal with ensuite, a family bathroom, and an additional cupboard for extra storage.

The Railway Bell is a prestigious new development featuring six brand-new homes and six recently converted apartments, all situated in the highly desirable village of Kearsney, and ready for immediate occupancy.

Each property comes with two designated parking spaces, a 10-year warranty, and a fully integrated kitchen complete with Bosch oven and hob, Lamone fridge/freezer, dishwasher, washing machine, plus private gardens with patio and turf.

These charming new homes have been crafted by a local respected developer known for their high-quality standards and attention to detail ensuring the creation of exceptional homes.



TOTAL FLOOR AREA:
1211 sq. ft (112.5 sq. m)



EPC RATING
B



COUNCIL TAX BAND
D



GENERAL INFORMATION
The property's are served by mains drainage and central heating via air source heat pumps.

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