



Freehold



Railway Path Cottage, 9 Eythorne Road, Shepherdswell, CT15 7PB

- A Charming 1920's Built Family Home
- Sympathetically Extended
- Four Receptions & Four Bedrooms
- Over 2000 Sq.Ft Of Versatile Accommodation
- Beautifully Presented Throughout
- Set Within 0.21 Acres Of Splendid Grounds
- Outdoor Heated Resistance Swimming Pool
- Gated Driveway & Detached Garage

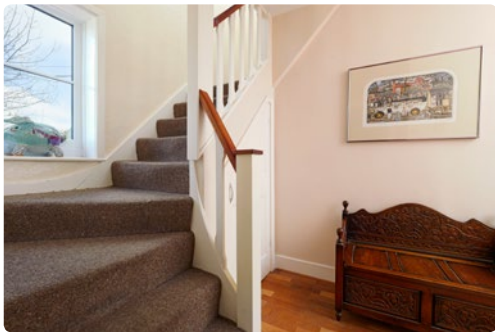
SITUATION:

The property is located on Eythorne Road, adjacent to Shepherdswell train station, which offers direct links to London, Canterbury, and Dover. The village boasts a strong sense of community, with a local primary school, a park area, a doctors' surgery, and a village hall that hosts events such as charity sales and a pre-school playgroup. The Grade II listed Bell pub, near the village green and close to the church, is a popular spot. Additionally, the village features a Co-op mini-supermarket, and you can enjoy a hearty breakfast at the Colonel's Café on the Heritage Railway in Shepherdswell. For lunch, head to the National Trust Visitor Centre Café or The Vineyard in the Valley Café. Just a few miles away, Lydden offers a lovely country pub, The Lydden Bell, while you can sample local ales at The Carpenters Arms in nearby Coldred.

The port town of Dover, less than six miles away, is home to the iconic Dover Castle, the stunning White Cliffs, and a wide range of

entertainment options, including two cinemas, a theatre, and the St James' retail and leisure complex. The town centre of Folkestone, less than 10 miles away, is known for its arty vibe, thriving harbour, and beautiful beaches. It's a wonderful place to have nearby, and the high-speed train from Folkestone Central will get you to London in under an hour. Additionally, the Eurotunnel and Port of Dover are easily accessible.

Canterbury, less than 20 minutes to the north, is famous for its Cathedral, the Marlowe Theatre, Concert Hall, and a wealth of galleries. The city hosts an annual festival featuring a wide range of musical events, from opera and symphonic concerts to world music, jazz, and folk – there's always something new to discover. Canterbury also offers an excellent choice of educational facilities, from grammar schools to well-regarded private schools, as well as three universities.



DESCRIPTION:

A charming four bedroom detached family home, built in the 1920s and sympathetically extended over the years, it now offers over 2,000 sq. ft. of spacious and exceptionally versatile accommodation.

Railway Path Cottage occupies a generous plot of 0.21 acres of stunning grounds, wrapping around every corner of the home. It features a private driveway, ample parking, and beautifully tended gardens.



The current owners have enhanced the property over the years with new windows, tasteful decor, wood flooring, a beautiful south-facing sunroom and more recently, added an outdoor heated resistance swimming pool.

The property has a rich history and served as the village dental practice from the early 1990s. This part of the house forms part of the extension and can now be used as a separate ground-floor annex, ideal for an

elderly relative due to its separate entrance and ground-floor shower room/WC and laundry area.

The main living area is thoughtfully configured, featuring a traditionally styled kitchen adjacent to a bay-fronted family room, which offers plenty of space for a dining table. The kitchen and dining room could be knocked through to create one large space, depending on individual preferences.

The ground floor is further complemented by a charming sitting room with a wood-burning stove and a south-facing sunroom.

On the first floor, there is a well-appointed family bathroom and a further three double bedrooms.

The main bedroom boasts ample wardrobe space and a beautiful arched feature framing the window.

OUTSIDE:

Railway Path Cottage occupies 0.21 acres of stunning grounds, wrapping around the property and enjoying sunny aspects throughout the day.

The gated driveway leads to a garage with parking for several cars. The garden is primarily laid to lawn, with colourful borders and established shrubs. There is a dedicated area for keeping chickens, as well as a small allotment with a greenhouse and vegetable beds.

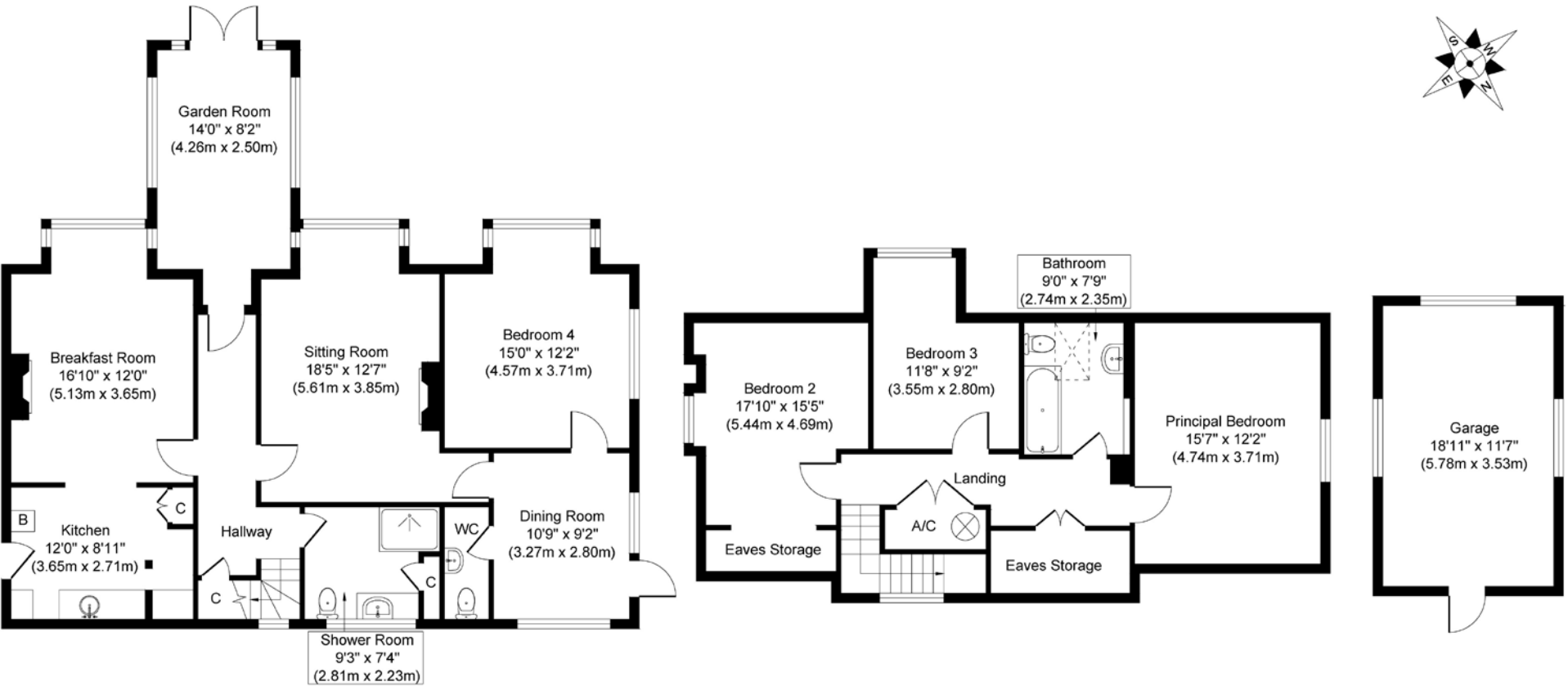
A resistance pool, added just a few years ago, is heated via an air-source heat pump. To the far end of the garden, you'll find a peaceful sun terrace complete with a summer house.











TOTAL FLOOR AREA: 2072 sq. ft (192 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

