



FOUNDATION

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St. Ives, New Road, Eythorne, Dover, CT15 4DF

5 BEDROOMS | 3 BATHROOMS | 4 RECEPTIONS

Freehold



St. Ives, New Road, Eythorne, Dover, CT15 4DF

- Striking Detached Residence With Annexe
- Five Bedrooms & Four Elegant Receptions
- Thoughtfully Extended & Creatively Configured
- 2700 Sq.Ft Of Artistically Presented Accommodation
- Vaulted Ceilings, Bi-fold Doors & Luxury Bathrooms
- Set Within Half An Acre Of Beautiful Grounds
- One Bedroomed Self Contained Annexe With Private Garden
- Stunning Views & Envious Sunsets

SITUATION:

Eythorne is a village in Kent, England, located approximately 7 miles north of Dover, it is served by the Eythorne Elvington Community Primary School and is close to Shepherdswell railway station, providing access to Dover and Canterbury. Local amenities include a post office, a village shop, and The Crown pub. Eythorne is also home to the historic Eythorne Baptist Church, one of the oldest Baptist churches in the UK.

The neighbouring village of Shepherdswell has a Grade II listed pub called the 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.

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.

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:

An extraordinarily striking five-bedroom family home, thoughtfully extended and creatively reconfigured using exceptional architecture and artistic interior design. Once known as "The Doll's House," St Ives is now a spacious and versatile family residence offering over 2,700 sq. ft. of beautifully presented space, including a self-contained annexe.

Enviously located and occupying a generous 0.50 acre plot, St Ives also enjoys an elevated position with incredible views and desirable sunsets. The property is unique in its design, featuring vaulted ceilings, glass balconies, and splendid, intertwining living areas. The current owners have truly enhanced the property, creating a wonderful family home.

An extensive driveway leads to the main entrance, which opens into a large entrance hall with a utility room.

The living room is set at the rear of the



property, framing the incredible views. The vaulted ceilings with exposed rafters create a tremendous sense of light and space while adding a great deal of character. The kitchen is fitted with an array of units, integrating all main appliances.

Oak worktops complement the engineered oak flooring, while a double-sided wood-burning stove sits centrally between the relaxed seating area and the adjacent sitting room. Bifold doors open onto the elevated balcony, and a set of internal French doors lead into a formal dining area, which in turn leads to a sitting room with French doors opening onto the decking.

There are five bedrooms (two with en-suites) and a well-appointed family bathroom. The principal bedroom, which forms part of the extension, is another vaulted room with elegant pendant lighting and a mezzanine area. This stunning retreat features a Juliet balcony, dressing room, and luxury en-suite.

ANNEXE:

Added in 2017, the annexe can be accessed both internally and independently, making it ideal for an older relative. It features a fully fitted kitchen, a double bedroom, and a wet room. French doors open onto a small private courtyard and its own parking space.

OUTSIDE:

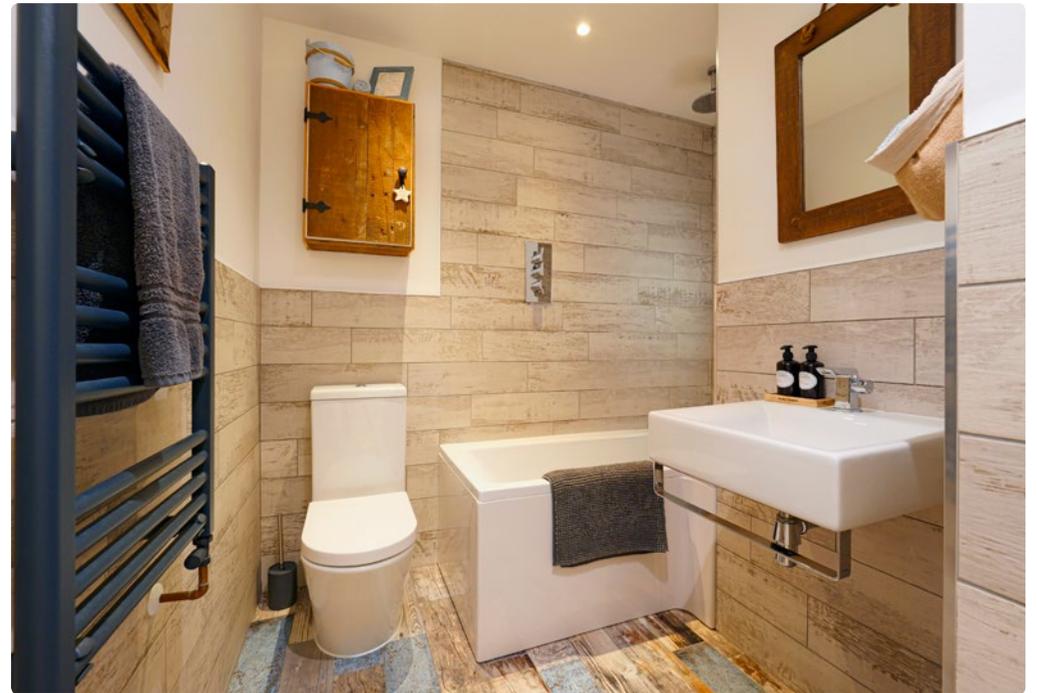
St Ives occupies a splendid half acre plot of elevated grounds, enjoying uninterrupted countryside views.

The decked balcony wraps around the side of the house, providing ample space for alfresco dining.

The rest of the garden is mainly laid to lawn and interspersed with established shrubs and small trees. At the foot of the garden, there is a chicken run, and a large storage shed.

To the front of the property, a vast driveway offers parking for numerous vehicles.











TOTAL FLOOR AREA: 2734 sq. ft (353 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
E



GENERAL INFORMATION
All mains services are connected

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