



Freehold



10, Courtland Avenue, Whitfield, Dover, CT16 3HR

- Enhanced Semi-Detached Residence
- Two/Three Bedrooms & Two Bathrooms
- Open Plan Living Area & Integrated Kitchen
- Sitting Room With Wood Burning Stove
- Cabin With Potential As Self Contained Annexe STPC
- Stunning Rear Garden With Vast Patio Area
- Gated Driveway & Striking Façade
- Quiet Location With Excellent Access Main Roads

SITUATION:

Courtland Avenue is in the village of Whitfield, surrounded by beautiful countryside, yet within easy reach of the A2 motorway which provides excellent access to Dover, Canterbury, and London. The village itself is situated some four miles north of Dover and has various amenities, including a primary school, a church, a hairdresser, a vets, a doctor's surgery, a nursery, a post office and a pub. There is also a village hall, which offers many clubs and social events.

The nearest large town is Dover, which has an excellent range of high street and independent shops, pubs, restaurants, leisure facilities including the famous English Heritage site 'Dover Castle' which has many outstanding events during the year. 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.

Whitfield offers convenient access to the A2 road network and the railway station and port for cross channel ferries at Dover. The nearby Cinque Port of Sandwich also offers an extensive range of shops and facilities as well as the Royal St. Georges Golf Club and the Prince's Golf Club.

The town centre of Folkestone is situated only nine miles away with its arty vibe, thriving harbour and beautiful beaches, whilst Folkestone West offers a high speed rail service which reaches London St Pancras in approximately 52 minutes. The Channel Tunnel terminal at Cheriton and the M20 motorway are also within a short driving distance from here.

The vibrant Cathedral City of Canterbury is approximately 15 miles away and has a wide variety of shops, restaurants and leisure facilities, along with three universities, and two mainline railway stations.



DESCRIPTION:

A charming two/three-bedroom semi-detached residence, exceptionally versatile in layout and located at the far end of a quiet close in the village of Whitfield. The property features a beautifully landscaped rear garden and a large 400 sq.ft cabin, which, with further conversion and full planning permission, could serve as a self-contained annexe.

Originally built in the 1960s, the home has been owned by the same family for the past twenty years. During that time, they have made numerous improvements, including reconfiguring the first floor and removing a wall on the ground floor to create an open-plan living space.

The exterior combines composite weatherboarding and pale render, complemented by newly installed UPVC windows fitted with bespoke shutters. A centrally positioned front door opens into a small entrance lobby.

Inside, wooden flooring runs through the dining area, which is partially open to the kitchen via exposed brick arches. The kitchen is well-appointed with a range of high-gloss units and integrated appliances, including a dishwasher, washing machine, tumble dryer, fridge-freezer, double oven, and microwave. The space is further enhanced by granite worktops and a bespoke built-in pantry cupboard.

At the rear of the property, a delightful sitting room features a Scan 66 egg-shaped wood-burning stove and sliding doors that open to the rear garden. This room also offers the option of being used as a third bedroom, as it is adjacent to a recently installed shower room.

Upstairs, the first floor offers two double bedrooms and a well-appointed family bathroom with a corner jacuzzi bath. The principal bedroom includes full-width, fitted mirrored wardrobes.

OUTSIDE:

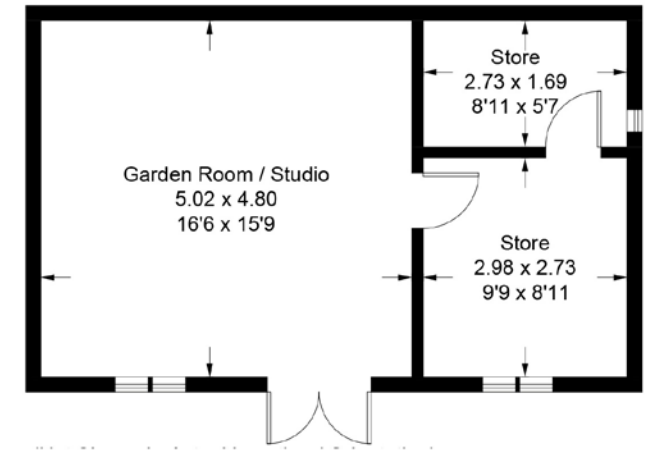
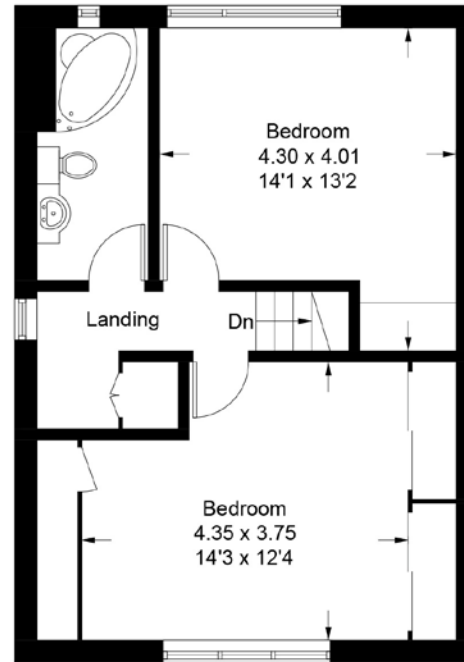
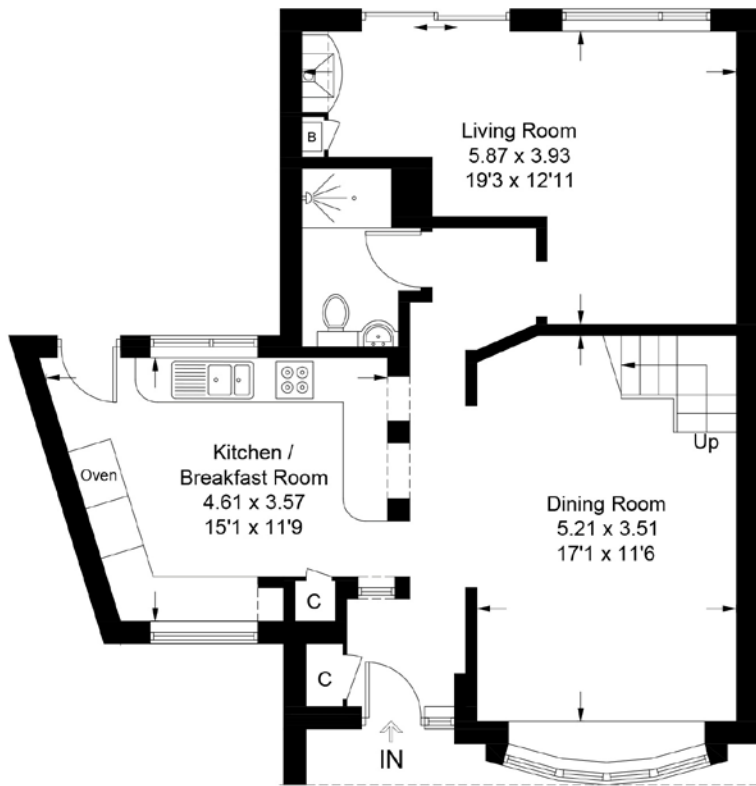
The property occupies a generous plot, with ample parking for several cars on the front driveway and a splendid, manicured garden to the rear.

A large sandstone patio spans the full width of the house, ideal for outdoor entertaining. The remainder of the garden is mainly laid to lawn, with an enclosed area at the far rear bordered by railway sleepers. This section is currently set up for tortoises but could easily be repurposed for chickens or used as a vegetable garden.

The cabin, installed just a few years ago, features vaulted ceilings in the living area and has sufficient space to accommodate a kitchenette. Plumbing has already been arranged to allow for the addition of a bathroom adjacent to the bedroom. Planning permission may be required for change of use.







TOTAL FLOOR AREA: 1624 sq. ft (150 sq. m)
 HOUSE: 1216 sq. ft (112 sq. m)
 STUDIO: 408sq. ft (38 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All services are mains connected

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