



3 Barn Tye Close  
Guston, Dover, CT15 5ND  
£520,000

[colebrooksturrock.com](http://colebrooksturrock.com)







# 3 Barn Tye Close

Guston, Dover

A detached and well presented four bedroom family home with private garden in a tucked away location with delightful outlook.

## Situation

The parish of Guston was originally farmland belonging to St Augustines Monastery in Canterbury and later to the Dover Priory. It has remained a pleasant rural village surrounded by farmland and rolling countryside whilst accessible to the harbour town of Dover to the south with its promenade and marina, high street multiples and rail service inclusive of the high speed link to London St Pancras. To the north lies the Cinque Port town of Deal and further along the coastline Sandwich. Schooling is well catered for both in the state and independent sector with the highly regarded boys and girls grammar school in Dover, Dover College and Northbourne Park Preparatory School. There is a wide range of local sporting and leisure activities including three championship golf courses, many historic sites of interest and access to beaches and coastal walks with St Margarets Bay and the former fishing village of Kingsdown being nearby.

## The Property

Number 3 is tucked away within a small cul-de-sac of just four properties providing a well presented detached family home tastefully finished and with the emphasis on bright accommodation. Built circa 1990 the interior is generously proportioned for its age and type with a wide reception hall providing cupboard space, useful ground floor cloakroom and turn staircase to the upper level. The sitting room has a triple aspect with an exposed brick fireplace remaining the focal point and benefitting from a flued gas stove. Towards the rear is a separate dining room and kitchen with integrated cooking appliances. A useful separate utility room adjoins the double garage and provides access to the side and rear garden. To the first floor are four spacious bedrooms, the rear three having delightful views across rolling countryside, and to front are mirrored spacious family bathroom and ensuite facility to the master each with separate tiled shower cubicles.

## Outside

No: 3 is set back from the road with a block paved driveway, double five bar gates and outside lantern lights opening to a good size driveway with parking for numerous vehicles along with a double garage having up and over door and integral access to the utility room. There is a side walkway with sweeping borders along its boundaries stocked with shrubs and flowers giving interest all year round. The rear garden is a delight enjoying a South-Westerly aspect gently sloping lawn and array of planting. There is also a summer house and to the side a raised lawn maintained and used by the present owners although it is understood this strip comes under the ownership of the church.

## Services & Maintenance Charges

All mains services are understood to be connected to the property. The cul-de-sac is privately maintained and run by Barn Tye Close Management Company Limited with an annual contribution towards public liability insurance currently around £85 per annum.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Tenure

Freehold

## Current Council Tax Band: F

## EPC Rating: E

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





To view this property call Colebrook Sturrock on **01304 852212**



Total Approximate Area = 2366 sq ft / 219.8 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR  
Approx. 966 SQFT (INTERNAL)

## Sitting Room

25' 1" into bay x 16' 7" (7.64m x 5.05m)

## Dining Room

12' 9" x 11' 4" (3.88m x 3.45m)

## Kitchen/Breakfast Room

11' 5" x 11' 4" (3.48m x 3.45m)

## Cloakroom

6' 6" x 2' 10" (1.98m x 0.86m)

## Utility Room

11' 4" x 7' 10" (3.45m x 2.39m)

## First Floor

## Bedroom One

16' 7" x 14' 8" (5.05m x 4.47m)

## Ensuite Bathroom

11' 7" x 7' 9" (3.53m x 2.36m)

## Bedroom Two

12' 1" x 11' 4" (3.68m x 3.45m)

## Bedroom Three

11' 5" x 11' 5" (3.48m x 3.48m)

## Bedroom Four

11' 4" x 11' 2" (3.45m x 3.40m)

## Bathroom

11' 7" x 7' 10" (3.53m x 2.39m)

## Double Garage

21' 1" x 19' 1" (6.42m x 5.81m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Colebrook Sturrock 2014 Limited. REF: 871249

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

3 High Street, St Margarets-At-Cliffe, Kent CT15 6AT

t: 01304 852212

st.margarets@colebrooksturrock.com



colebrooksturrock.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

C1181 Printed by Ravensworth 01670 713330

Also in: Walmer • Ash • Saltwood • Sandwich • Bridge • Elham • Hawkinge

