



Whitecroft, Roman Road
Maydensole, Nr Dover, CT15 5HR
Guide Price £550,000

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Whitecroft

Roman Road, Maydensole, Nr Dover

An imposing and characterful Georgian family home set in a picturesque rural idyll offering great scope.

Situation

Whitecroft is set on the edge of Maydensole, a small rural hamlet, situated between Ashley and East Studdal, forming part of a cluster of hamlets and villages nestled in the rolling farmland and countryside between Deal, Dover and Sandwich. Despite the rural locality there are good road links making the nearest towns very accessible including Deal, six miles to the east, Dover, 6 miles to the south, and Sandwich, 7 miles to the north, with the A256, A2 and A20 linking into the motorway networks. The nearest railway station is at Martin Mill, approximately 3.5 miles distant, with stations also at Walmer and Deal with all three providing a regular coastal service and connections to the high speed link to London St Pancras. The port of Dover has a popular marina and provides cross channel services to the continent.

There is also an ensuite wash hand basin which in turn accesses partially boarded loft space. This much loved family home offers great scope and is double glazed, oil centrally heated with a useful cellar space positioned under the sitting room is accessed via a staircase.

Outside

Perfectly positioned on the northern edge of its plot Whitecrofts generous rear garden enjoys east, south and westerly aspects. The established garden is mainly laid to lawn with mature borders, fruit trees, kitchen garden area with greenhouse, whilst a low timber gate leads through to an unmaintained swimming pool (drained) complete with retractable arched canopy and accompanying timber pump room/store. Vehicular access from Roman Road leads to off road parking space and good sized garage and workshop measuring 37' 5" x 10' 0" (11.40m x 3.05m) with electric roller door and power and lighting connected.

The Property

Surrounded by farmland, rolling countryside and far reaching views, Whitecroft represents the rural idyll along with all the ingredients to create a characterful family home. Dating from 1760 this imposing chain free Georgian property boasts an abundance of features throughout, inclusive of two handsome inglenook fireplaces giving a cosy feel to the two principal reception rooms. The quarry tiled entrance hallway, with useful cloakroom, leads to a country kitchen complete with Aga, solid wood worksurfaces and exposed brick wall. To front the sitting room and dining room are interconnected by pretty glazed bi-folding doors, with the latter having panelling, exposed floorboards and feature inglenook fireplace (currently capped). The sitting room, with wood burning stove and door to garden, leads through to a T-shaped light filled sun lounge with double doors opening to the side pool area. To the first floor are two bedrooms, plus a modern shower room with large shower enclosure, with the generous master bedroom boasting ample storage. The third bedroom occupies the second floor where a large picture window takes full advantage of the surroundings.

Services

Mains water and electric are connected to the property. Oil central heating and hot water (hot water backed up by solar panels). Cesspit/soakaway drainage.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: E

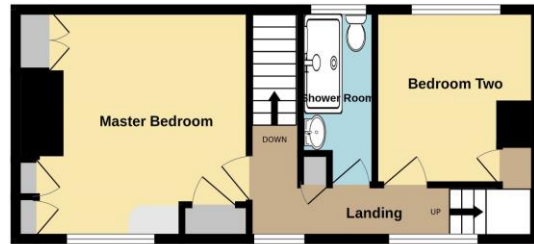
Agents Note

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.

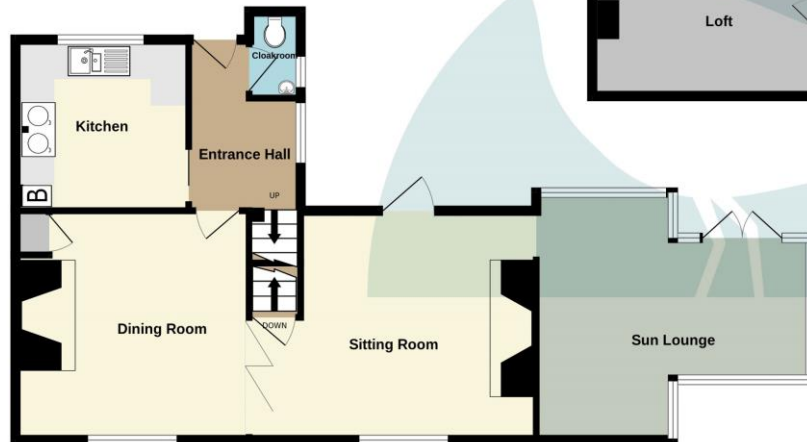


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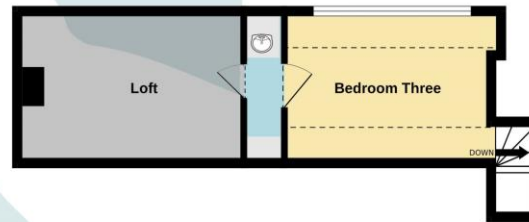
First floor
382 sq.ft. (35.5 sq.m.) approx.



Ground floor
704 sq.ft. (65.4 sq.m.) approx.



2nd floor
254 sq.ft. (23.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Vestibule

L-shaped 7' 11" max x 6' 4" max (2.41m x 1.93m)

Entrance Hall

9' 10" max x 6' 6" (2.99m x 1.98m)

Cloakroom

5' 0" x 2' 5" (1.52m x 0.74m)

Kitchen

10' 1" x 9' 10" (3.07m x 2.99m)

Dining Room

13' 7" x 13' 2" (4.14m x 4.01m)

Sitting Room

16' 9" x 13' 2" (5.10m x 4.01m)

Sun Lounge

16' 0" x 14' 1" (4.87m x 4.29m) narrowing to 8' 2" (2.49m)

First Floor

Master Bedroom

13' 2" x 12' 6" (4.01m x 3.81m)

Shower Room

10' 2" x 4' 4" (3.10m x 1.32m)

Bedroom Two

10' 1" x 9' 2" (3.07m x 2.79m)

Second Floor

Bedroom Three

Approximately 12' 5" x 8' 9" (3.78m x 2.66m)

Ensuite Wash Room

8' 5" x 2' 4" (2.56m x 0.71m)

Loft

13' 2" x approximately 8' 9" (4.01m x 2.66m)

TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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