



St. Lawrence, 31 London Road  
River, Dover, CT17 0SF  
£595,000

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# St. Lawrence

31 London Road, River

An impressive double fronted detached 1930's family house set in an elevated position enjoying far reaching views.

## Situation

The picturesque hamlet of River is situated between the historic town of Dover and the neighbouring village of Temple Ewell which stands on the River Dour. There is a local athletic ground and large recreation area within walking distance. Also nearby is Kearsney Abbey and Russell Gardens which have beautiful walks and family friendly grounds, lakes and café. There are highly regarded primary and grammar schools nearby. The vibrant Cathedral City of Canterbury is just 20 minutes by car. Rail services are available from Kearsney and Dover including the Javelin high speed link to London St Pancras in just over an hour and there is easy access to the southern motorway network.

## The Property

Built in 1931, by local builders Barwick's for their own use, St. Lawrence is a fine example of the period with its ornate brickwork, leaded windows and beautiful solid wood front door. Once inside this characterful double fronted family home you can really appreciate the craftsmanship. The central entrance hallway gives access to all floors and ground floor accommodation. To the left is a bright dual aspect kitchen/breakfast room with fitted shaker units, Stanley range and French doors opening to a rear balcony boasting spectacular elevated views of the surrounding countryside. To the rear the beautiful dining room features an enviable solid oak fireplace inset with log burning stove and solid oak flooring which runs through to the entrance hall. To the right hand side the generous sitting room extends the full depth of the property with large exposed brick feature fireplace and picture windows taking full advantage of St. Lawrence's scenic position. From the entrance hall steps lead down to a cloakroom and delightful guest bedroom and ensuite bathroom which opens onto the south facing rear garden. To the first floor are three further bedrooms, two doubles and one single plus a further bathroom and separate cloakroom.

## Outside

Set back from the road and nestled below street level St. Lawrence has a sweeping driveway providing off road parking and access to the garage/workshop measuring 30' 9" x 9' 5" (9.37m x 2.87m). Pathway and steps lead through flower borders to the front door and round to the side access. The delightful rear garden slopes down and is arranged in tiers, predominantly laid to lawn with mature well stocked borders and bounded by an attractive flint wall and established hedging. Two storage areas are tucked under the house, one is used as a garden room/potting shed and the other houses the floor standing gas boiler.

## Services

All mains services are understood to be connected to the property inclusive of gas central heating. The property has a mix of single, secondary and double glazing.

## Local Authority

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

## Tenure

Freehold

**Current Council Tax Band: E**

**EPC Rating: D**

## 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 381155**



Lower ground floor  
469 sq.ft. (43.6 sq.m.) approx.

Ground floor  
824 sq.ft. (76.5 sq.m.) approx.

First floor  
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1951 sq.ft. (181.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Entrance Hall

12' 2" max x 11' 10" (3.71m x 3.60m)

## Sitting Room

17' 11" x 11' 11" (5.46m x 3.63m) plus 11' 5" x 8' 10" (3.48m x 2.69m)

## Dining Room

17' 11" x 11' 10" (5.46m x 3.60m)

## Kitchen/Breakfast Room

17' 11" x 9' 9" (5.46m x 2.97m)

## Lower Ground Floor

## Cloakroom

5' 10" x 2' 6" (1.78m x 0.76m)

## Guest Bedroom Four

17' 4" x 11' 3" (5.28m x 3.43m)

## Ensuite Bathroom

9' 3" x 8' 11" (2.82m x 2.72m)

## First Floor

## Master Bedroom

17' 11" x 11' 11" (5.46m x 3.63m)

## Bedroom Two

11' 11" x 11' 10" (3.63m x 3.60m)

## Bedroom Three

Irregular Shape 15' 10" x 8' 3" max (4.82m x 2.51m) narrowing to 6' 11" (2.11m)

## Bathroom

7' 3" x 6' 6" (2.21m x 1.98m) plus shower enclosure

## Separate WC

4' 9" x 2' 11" (1.45m x 0.89m)

## Garden Room

11' 8" x 3' 10" (3.55m x 1.17m)

## Boiler Room

10' 10" x 9' 7" (3.30m x 2.92m)

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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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