



6 Mill Lane Cottages, Mill Lane  
Northbourne, Deal, CT14 0LH  
From £400,000

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# 6 Mill Lane Cottages

Mill Lane, Northbourne, Deal

An immaculate semi-detached family home enjoying a peaceful rural position, in the picturesque hamlet of Northbourne.

## Situation

Mill Lane Cottages occupies an enviable position within the picturesque hamlet of Northbourne, nestled equidistant between the A258 & A256 and home to the prestigious Northbourne Park School. Amenities are available in the neighbouring village of Great Mongeham. Nearby lie the enchanting historic towns of Sandwich and Deal, the latter's bustling centre a mere 2-4 miles distant. This coastal gem offers a delightful assortment of independent boutiques, eateries, and cafes, complemented by a lively seafront featuring a sprawling two-mile promenade, a pier with Grade II listing, and the regal Tudor Castle. The mainline railway station stands ready with its regular service, seamlessly connecting to the swift Javelin high-speed train bound for London's vibrant St. Pancras station.

## The Property

Nestled amidst rolling farmland and far-reaching countryside, No. 6 Mill Lane Cottages is an immaculately presented family home set within a truly peaceful rural setting. The welcoming entrance hallway is flanked by the kitchen/diner and a warm, dual-aspect sitting room, where a striking exposed brick fireplace with wood-burning stove takes centre stage and double-glazed French doors open directly onto the rear garden. The stylish kitchen/diner is fitted with a comprehensive range of shaker-style units, incorporating an integrated fridge, freezer, double oven and hob. Beyond the kitchen lies a useful utility/laundry area, together with a separate reception room that is ideal for guest accommodation, benefitting from its own ensuite shower room. To the first floor are three inviting double bedrooms, all serviced by a cosy tiled bathroom. This enviable and much-loved home has been thoughtfully updated and meticulously maintained throughout, further benefitting from double glazing, oil-fired central heating and solar hot water with boiler back-up.

## Outside

No. 6 occupies a central position within its plot and is complemented by beautifully maintained, landscaped gardens to both the front and rear, along with a block-paved parking area providing space for two to three cars. The rear garden features a combination of gravel and lawn, enclosed by fencing and mature hedging for privacy. An attractive circular paved seating area creates an ideal setting for outdoor entertaining, while enjoying far-reaching views across the surrounding countryside. Further enhancing the property is a substantial detached workshop and garden store, complete with power and lighting, and fitted with double doors for convenient access.

## Services

Mains electric and water are understood to be connected. Private drainage. Oil fired heating, solar hot water with boiler backup.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: C

## 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 612197**





**Sitting Room**  
16' 11" x 11' 4" (5.15m x 3.45m)

**Kitchen/Diner**  
16' 10" x 11' 8" (5.13m x 3.55m)

**Utility Room**  
6' 4" x 4' 10" (1.93m x 1.47m)

**Guest Bedroom Four/Reception**  
12' 0" x 10' 8" (3.65m x 3.25m)

**Shower Room**  
5' 9" x 5' 0" (1.75m x 1.52m)

**First Floor**

**Bedroom One**  
11' 9" x 8' 0" (3.58m x 2.44m) extending to 12' 3" (3.73m)

**Bedroom Two**  
10' 3" x 8' 4" (3.12m x 2.54m) plus chimney and door recess.

**Bedroom Three**  
8' 3" x 7' 11" (2.51m x 2.41m)

**Bathroom**  
8' 5" x 4' 8" max (2.56m x 1.42m)

**Garden Store**  
11' 3" x 5' 7" (3.43m x 1.70m)

**Workshop**  
26' 0" x 11' 3" (7.92m x 3.43m)

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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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