



18, Temple Way
Worth, Deal, CT14 0DA
£595,000

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18 Temple Way, Worth, Deal

An immaculately presented and deceptively spacious, extended, detached bungalow with extensive gardens and additional land / paddock to the rear with numerous outbuildings.

Situation

Temple Way is a sought after cul-de-sac on the edge of this popular semi-rural village. The village boasts a well regarded primary school, two public houses - The Crispin Inn & The Blue Pigeons, a village hall, church and cricket pitch. There is good access to the ancient Cinque Port town of Sandwich, 2 miles distant, which has a range of shops, supermarket, building society, post office, chemist, doctor and dentist surgeries, and schools including Sir Roger Manwood's Grammar School. For all golf enthusiasts, Royal St George's & Princes Golf Clubs are close-by at Sandwich Bay. Sandwich railway station connects to London Charing Cross or alternatively the high-speed service goes to St Pancras. The seaside town of Deal, which has a greater range of amenities, is 4 miles away via the A258.

The Property

A viewing of this wonderful home is highly recommended to fully appreciate the size of the accommodation on offer. Thoughtfully extended, and presented in immaculate order throughout, the accommodation comprises; entrance porch, entrance hall, sitting room with double doors opening into the conservatory, and open into a dining area - which was once the third bedroom - and could be converted back if required. There is a modern fitted kitchen, impressive principle bedroom with dressing room and en-suite shower room, further double bedroom and a family bathroom. Further benefits include uPVC sealed unit double glazing and gas fired central heating.

Agents Note – there is building potential, subject to the necessary consents being obtained.

Outside

The gardens are a wonderful feature of this home and are extensive and well stocked to include an orchard and a variety of established tree, shrub and flower borders. There is ample off road parking, a single garage, a double garage, a workshop, and a storage outbuilding which was once used as stables. In addition to the main garden area, there is a further acre (TBV) which has been used by previous owners as a paddock for a pony/horse and has it's own separate entrance and horse shelter.

Services

All main services are connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

Agents Note

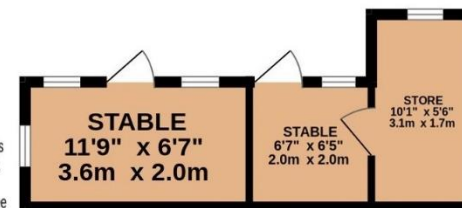
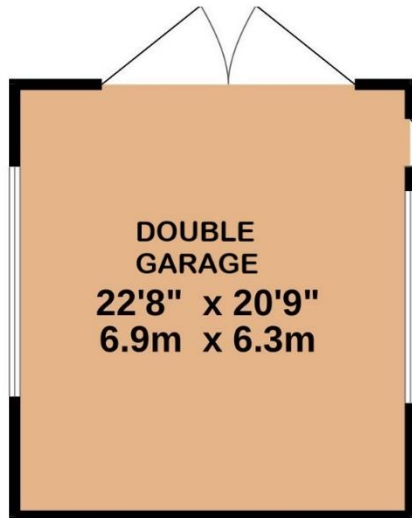
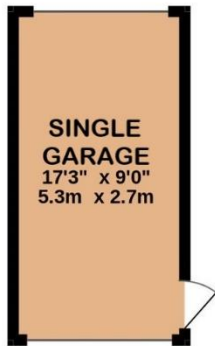
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



To view this property call Colebrook Sturrock on **01304 612197**

BUNGALOW ONLY
TOTAL FLOOR AREA:
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA:
2208 sq.ft. (205.1 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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Entrance Hall

Lounge

16' 9" x 11' 11" (5.10m x 3.63m)

Kitchen

12' 0" x 9' 4" (3.65m x 2.84m)

Bedroom 1

13' 3" x 11' 10" (4.04m x 3.60m)

En-suite

8' 9" x 7' 7" (2.66m x 2.31m)

Dressing Room

8' 9" x 8' 3" (2.66m x 2.51m)

Bedroom 2

15' 5" x 8' 9" (4.70m x 2.66m)

Bedroom 3/Dining Room

11' 11" x 7' 0" (3.63m x 2.13m)

Bathroom

8' 2" x 8' 2" (2.49m x 2.49m)

Conservatory

14' 5" x 13' 1" (4.39m x 3.98m)

Single Garage

17' 3" x 9' 0" (5.25m x 2.74m)

Double Garage

22' 8" x 20' 9" (6.90m x 6.32m)

Workshop

19' 5" x 11' 6" (5.91m x 3.50m)

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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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