



Izzy-In, Lower Street,
Tilmanstone, Deal, CT14 0JD
£625,000

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Izzy-In

Lower Street, Tilmanstone, Deal

A deceptively spacious detached bungalow with various outbuildings and approximately 2.2 acres including paddocks and stables

Situation

The sought after and attractive village of Tilmanstone is conveniently placed midway between Sandwich and Dover. and is bypassed by the A256. Local amenities include a village hall, church, and The Plough & Harrow public house. The neighbouring villages of Eythorne and Eastry both provide local shopping facilities together with primary schools and other amenities. The historic town and Cinque Port of Sandwich lies just to the north and offers a wider range of shopping facilities together with very good secondary schooling and a mainline railway station with regular high speed services to London. For major amenities and shopping, Canterbury, Dover, Deal and Westwood Cross (Thanet) are a short drive away. The attractive partially wooded countryside surrounding Tilmanstone offers pleasant walks, riding and cycling. Bathing, fishing and boating can be enjoyed around the coastline and Sandwich Bay with its miles of beaches, nature reserves and choice of championship golf links - including Royal St George's.

The Property

Built approximately 47 years ago by the current vendors, the bungalow offers well configured accommodation in good condition throughout which has been looked after very well. The accommodation comprises; spacious entrance hall, spacious sitting / dining room, fitted kitchen, utility room, three bedrooms and a bathroom. An open-tread staircase leads to the first floor attic which is divided into three rooms - two with Velux windows - and a separate shower room.

Outside

The front driveway offers ample off-road parking and access to the paddocks. Both front and rear gardens are beautifully landscaped with a variety of

established tree, shrub and flower borders with areas of lawn, paved seating / entertaining areas, pergola and wishing well. Workshop, barn, hay store, three stables and detached garage.

Services

All main services are understood to be connected to the property with the exception of a septic tank for waste.

Local Authority

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

Current Council Tax Band: E

EPC Rating: D

Tenure: Freehold

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		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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



Denotes restricted head height

Total Approximate Area = 3713 sq ft / 345 sq m (includes garage & outbuildings)
Limited Use Area(s) = 115 sq ft / 10.6 sq m
For identification only - Not to scale



Entrance Hall

Sitting/Dining Room

27' 1" x 12' 10" (8.25m x 3.91m)

Kitchen

11' 10" x 6' 0" (3.60m x 1.83m)

Bedroom One

11' 10" x 11' 8" (3.60m x 3.55m)

Bedroom Two

11' 5" x 8' 11" (3.48m x 2.72m)

Bedroom Three

9' 5" x 8' 7" (2.87m x 2.61m)

Bathroom

First Floor

Attic Room One

13' 10" x 13' 10" (4.21m x 4.21m)

Attic Room Two

13' 11" x 11' 6" (4.24m x 3.50m)

Attic Room Three

6' 11" x 5' 11" (2.11m x 1.80m)

Stable

11' 10" x 4' 10" (3.61m x 1.47m)

Stable

11' 10" x 9' 10" (3.61m x 3.00m)

Stable

11' 10" x 9' 10" (3.61m x 3.00m)

Workshop

40' 2" x 19' 0" (12.23m x 5.79m)

Barn

42' 0" x 14' 7" (12.79m x 4.44m)

Hay Store

29' 11" x 9' 7" (9.12m x 2.92m)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 942873



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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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