



Moonfleet, Moon Hill  
Shepherdswell, Dover, CT15 7LL  
£570,000

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# Moonfleet

Moon Hill, Shepherdswell, Dover

Superb location modern detached bungalow on large plot with potential to extend either side. Three-bedrooms, two-receptions, close to the village green with good size gardens, garage and ample off-road parking.

## Situation

Shepherdswell is situated between Dover and Canterbury just off the A2. The High-Speed train service to St Pancras runs from Dover Priory Station (travel time 1 hour) is accessed by a short train journey from Shepherdswell Railway Station. Excellent village primary school, church, public house and Coop shop - all close by. Secondary and grammar schools located in Dover and Canterbury. The village hosts many varied activities. The excellent surrounding countryside is ideal for walks as the property is on the North Downs Way footpath No. ER78

To the front, facing Moon Hill, a lawned garden sits behind a dwarf wall with screening dividing this from a large patio area to the left side of the sitting room, outbuildings and a greenhouse. From the kitchen door is access to the main lawned garden area extending away to the northwest of the plot. Behind the bungalow is a further grassy area with space to build a detached garage block to one corner.

## Services

All main services are connected to the property.

## Local Authority

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

**Current Council Tax Band: E**  
**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.

## The Property

An individually designed brick built detached bungalow in a quiet yet convenient location with possible development opportunities. Situated in a large garden plot Moonfleet was constructed of cavity brick under a tiled roof in 1970. There is ample room to remodel and/or extend the existing property to three sides to make a substantial home on a large plot in an attractive location subject to the necessary permissions. The accommodation comprises a large L-shaped sitting/dining room, spacious hallway, three bedrooms, kitchen, breakfast room, family bathroom, attached garage, brick-built workshop or man-cave building with potting shed and log store.

## Outside

The bungalow enjoys the benefits of having two separate driveways for access, one from Mill Lane (between numbers 7 and 9) and one from Moon Hill, a gravel private road turning in from Mill Lane 50 yards further towards the village green. There is off-road parking at both entrances for numerous cars and vehicular turning space in front of the Single Garage attached to the south side of the bungalow.



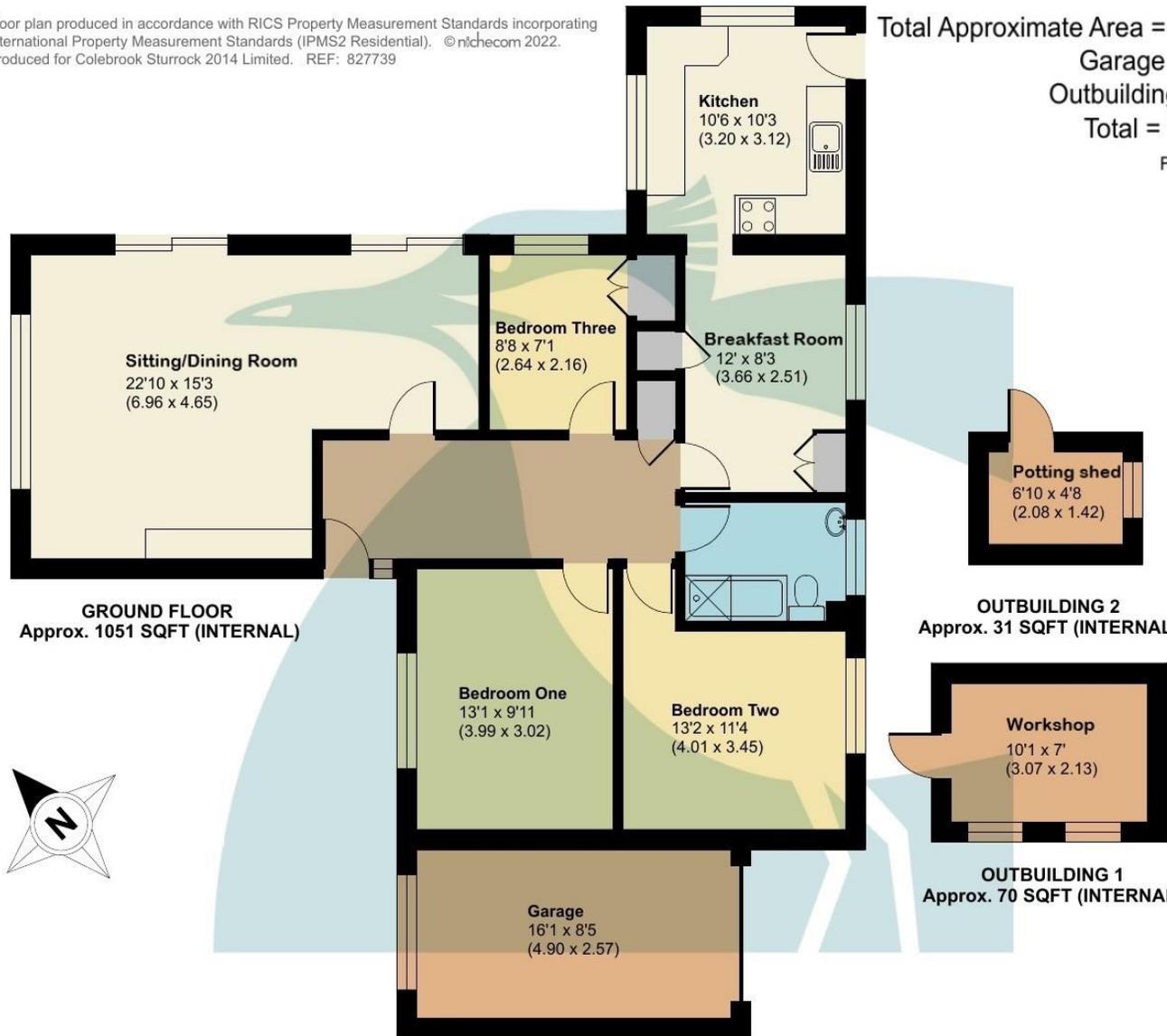


To view this property call Colebrook Sturrock on **01304 612197**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Colebrook Sturrock 2014 Limited. REF: 827739

Total Approximate Area = 1051 sq ft / 97.6 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Outbuilding = 101 sq ft / 9.3 sq m  
 Total = 1288 sq ft / 119.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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. C1180 Printed by Ravensworth 01670 713330

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