



25, Lenacre Lane  
Whitfield, Dover, CT16 3HL  
£625,000

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# 25 Lenacre Lane,

Whitfield, Dover

A beautifully presented and deceptively spacious detached home in a sought after semi-rural location with generous sized landscaped gardens, ample off-road parking, double garage, office and useful out-buildings.

## Situation

The property is conveniently positioned for local amenities, yet on the edge of a popular village environment heading out towards countryside. A range of shops, post office and public houses are available, together with primary and secondary schooling and nearby superstores. Regular bus services provide access to the larger centre of Dover. This seaside town is dominated by views of Dover Castle and the White Cliffs, whilst also offering a stylish marina, beach and promenade as well as a busy working port. Whitfield has benefitted hugely from the A256 Whitfield bypass and has excellent links with the A2 connecting to the Cathedral City of Canterbury. Rail services from Dover and Martin Mill connect to main line services including the Javelin High Speed to London St Pancras.

## The Property

A substantial family home with well proportioned accommodation arranged over two floors. The spacious entrance hall leads to two double bedrooms, bathroom, sitting room with fireplace incorporating a log burner, well equipped fitted kitchen with integrated appliances, and a dining room with double doors leading into the rear garden and a covered paved seating area. The first floor boasts a most impressive principal suite, with the en-suite enjoying a free-standing bath, double vanity sink unit, and a double shower cubicle. The spacious landing is ideal as a study area and leads to a further two bedrooms. There is good opportunity to extend the first floor accommodation further if required. Further benefits include gas fired central heating and uPVC sealed unit double glazing.

## Outside

The gardens are beautifully manicured with an abundance of established tree, shrub and flower borders and is a lovely area to entertain and dine al fresco, with a gazebo and covered pergola patio seating area. The outbuildings are divided into storage and a home office which could be used for a number of purposes. The brick paved drive offers ample off-road parking for numerous vehicles and benefits from an electric car charging point. The detached double garage has a useful first floor storage area. This area could be used as a hobby room / home office, etc.

## Services

All main services are understood to be connected to the property.

## Local Authority

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

## Tenure

Freehold

**Current Council Tax Band: F**

**EPC Rating: C**

## 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**

Total Approximate Area = 2206 sq ft / 204.9 sq m  
 Limited Use Area(s) = 83 sq ft / 7.7 sq m  
 Outbuildings = 552 sq ft / 51.3 sq m  
 Garage = 293 sq ft / 27.2 sq m  
 Total = 3134 sq ft / 291.1 sq m  
 For identification only - Not to scale



- Sitting Room**  
23' 9" x 13' 0" (7.23m x 3.96m)
- Dining Room**  
17' 9" x 11' 8" (5.41m x 3.55m)
- Kitchen**  
14' 0" x 11' 7" (4.26m x 3.53m)
- Bedroom 2**  
15' 3" x 11' 8" (4.64m x 3.55m)
- Bedroom 3 / Snug**  
15' 2" x 11' 8" (4.62m x 3.55m)
- Bathroom**
- Principal Suite**  
22' 11" x 12' 10" (6.98m x 3.91m)
- Ensuite**
- Bedroom 4**  
12' 10" x 11' 9" (3.91m x 3.58m)
- Bedroom 5**  
16' 1" x 5' 8" (4.90m x 1.73m)
- Office**  
15' 11" x 9' 6" (4.85m x 2.89m)
- Outbuilding**  
17' 1" x 9' 8" (5.20m x 2.94m)
- Shed**  
8' 8" x 7' 2" (2.64m x 2.18m)
- Double Garage**  
18' 1" x 16' 5" (5.51m x 5.00m)
- Room over Garage**  
15' 11" x 10' 3" (4.85m x 3.12m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 1003359



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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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