



West End House Coldred Road
Eythorne, Dover, CT15 4BE
£1,650,000

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West End House

Coldred Road, Eythorne, Dover



*"An elegant and substantial Grade II listed Georgian family house,
offering impressive accommodation and lovely mature gardens."*



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Situation

This magnificent country home is well established in a quiet setting, yet near the village centre, just off the country lane that leads through to Coldred. Both Eythorne and nearby Shepherdswell have village shops/convenience stores while Eythorne Village Store also provides a post office service. There is a village primary school and In Shepherdswell (1.5 miles) there is a railway station providing regular trains between Dover and Canterbury with services to London. Dover station operates a high speed service to London and is approximately 5 miles away. Waldershare Park adjoins the southern boundaries of the village and the surrounding countryside offers delightful walks, riding and cycling.

The Property

Dating from circa 1760, West End House is a beautifully presented Georgian house set in extensive mature gardens. The central entrance hall opens either side to a suite of elegant reception rooms, adaptable as sitting rooms, snug or quiet spaces. At the rear, steps provide access to an open plan dining area and an adjoining study and leading back to a well equipped kitchen presented in classic farmhouse style. On the first floor are five bedrooms, two with ensuite amenities and a family bathroom plus a large loft room with fixed staircase. Known as Westfield Cottage, there is a self-contained cottage attached to the south side of West End House, that has in recent years been let successfully as a holiday home by our clients which has provided a substantial income. The ground floor provides a spacious sitting room, dining room, kitchen and wet room while on the first floor are two double bedrooms with both a separate bathroom and shower room.

Outside

The house is set back from Coldred Road behind a formal lawn with hedge that screens a front parking area, with a gated drive to the side leading to further parking and a detached double garage. To the rear there is a most attractive patio beside the house, sheltered on three sides with views over the rear garden lying to the west. A further substantial area of garden lies to the north, with good hedge screening, and also offering potential for a tennis court or swimming pool. A right of way over a lane on the southern boundary provides vehicle access to the Westfields cottage where there is a parking area beside a substantial brick barn with planning permission granted to convert into a holiday let. DDC 21/01814

Services

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

Local Authority

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

Tenure

EPC Rating: E

Current Council Tax Band: Main House – G
Westfield Cottage - 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		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Annexe

Denotes restricted head height

Total Approximate Area = 4538 sq ft / 421.5 sq m (includes annexe)

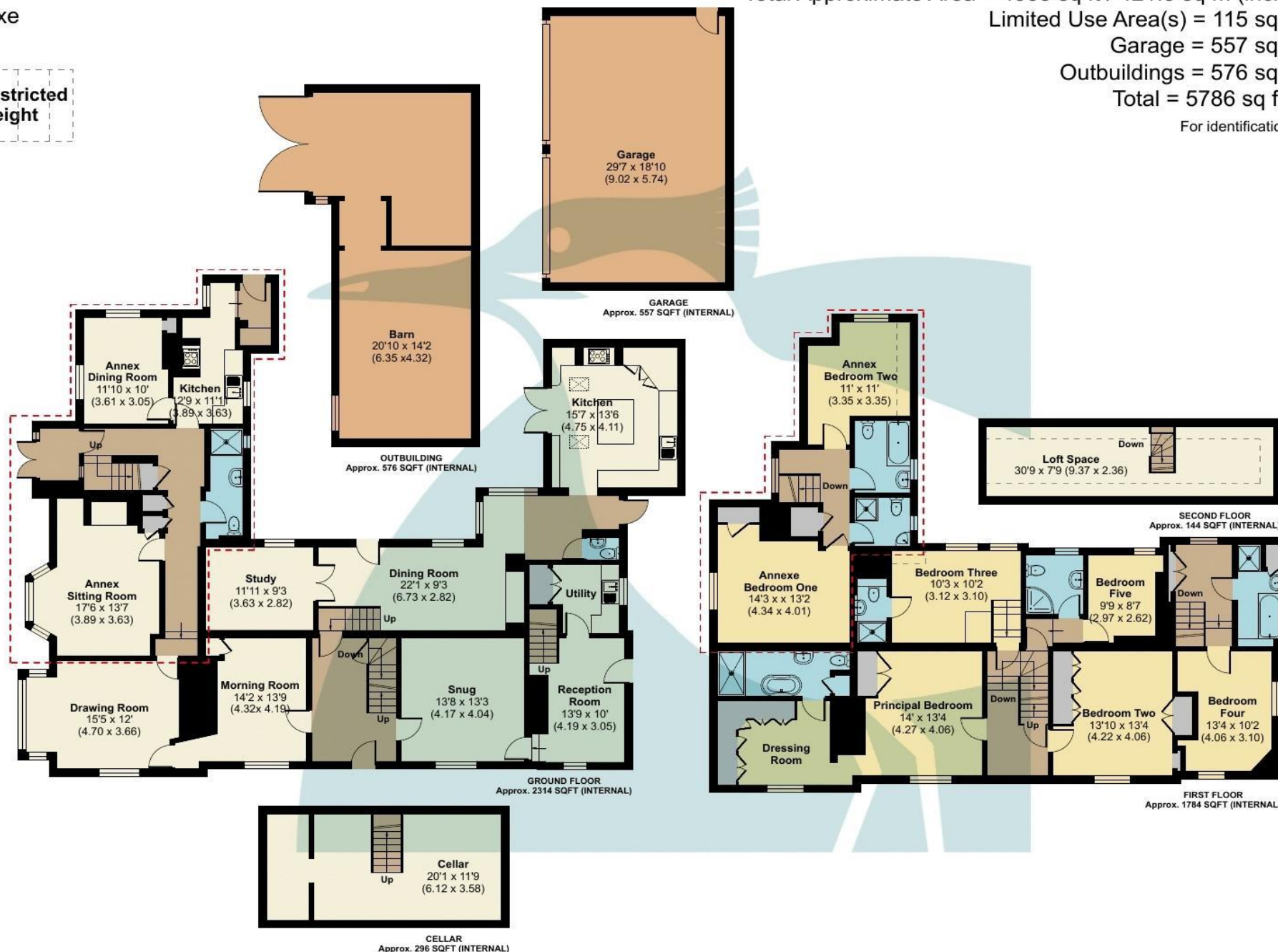
Limited Use Area(s) = 115 sq ft / 10.6 sq m

Garage = 557 sq ft / 51.7 sq m

Outbuildings = 576 sq ft / 53.5 sq m

Total = 5786 sq ft / 537.3 sq m

For identification only - Not to scale





Westfield Cottage



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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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