



The Old Post Office, The Street
Eythorne, Dover, CT15 4BG
Guide Price £325,000

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The Old Post Office

The Street, Eythorne, Dover

Very well presented characterful grade II listed two-bedroom terraced cottage in the village centre with open fireplaces.

Situation

The cottage stands in the heart of this pretty Kent village with street parking outside and also further down the lane, the convenience store is just 100 yards away and the school and other village amenities are within walking distance. There is a mainline railway station in the neighbouring village of Shepherdswell providing regular services to London. There is easy access to the A256 running between Sandwich and Dover and main shopping centers and secondary schools are at nearby Dover, Deal, Westwood Cross and Canterbury. The surrounding countryside is quite beautiful with footpaths running in all directions.

The Property

A pretty Grade II Listed cottage dating from the 1700s with loads of built-in character in the village centre with versatile accommodation arranged over 3 floors and comprising 2 double bedrooms on the top floor, 2 reception rooms with kitchen including custom built units, bathroom with roll-top hip-bath and separate large shower cubicle, gas central heating. There are many attractive period features including cast iron fireplaces and exposed brickwork. Small enclosed patio garden to the rear. There is a trap door in the kitchen floor providing access to a cellar area beneath.

Outside

To the rear, approached through the back door to the kitchen, is a small square courtyard garden, enclosed to all sides and facing towards the south and so attracting good sunshine when available. To one side is a bench seating area with storage space below and the main area is paved over providing scope for patio pots and tubs.

Services

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

Local Authority

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

Current Council Tax Band: C

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**

Lower ground floor
264 sq.ft. (24.6 sq.m.) approx.

Ground floor
308 sq.ft. (28.6 sq.m.) approx.

1st floor
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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Ground Floor

Sitting Room

11' 8" x 12' 2" (3.55m x 3.71m)

Bathroom/Shower Room

12' 7" x 9' 5" (3.83m x 2.87m)

Lower Ground Floor

Dining Room

13' 7" x 12' 2" (4.14m x 3.71m)

Kitchen

12' 2" x 9' 2" (3.71m x 2.79m)

First Floor Landing

Bedroom 1

12' 1" x 12' 6" (3.68m x 3.81m)

Bedroom 2

9' 9" x 12' 5" (2.97m x 3.78m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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