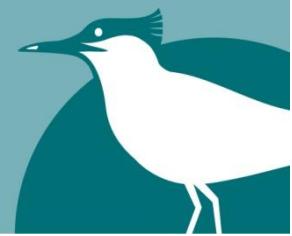




3 Wickham Bushes, Lydden,  
Dover, CT15 7JN  
£525,000

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# 3 Wickham Bushes

## Lydden, Dover

A fantastic four bedroom family home beautifully positioned within a rural hamlet of only six properties with wonderful views over rolling countryside.

### Situation

The Property is located in a small hamlet surrounded by rural fields and farmland. It is within a mile and a half of the popular village of Lydden, with a highly regarded public house/restaurant, together with a bus service, new doctors surgery, garage and primary school. Just a little further away is Temple Ewell being some two miles distant and offering a wider range of local amenities including a main line train station. Within easy driving distance is the Channel Port of Dover and the Cathedral City of Canterbury, both providing a wide range of shopping, recreational and educational facilities, including both Grammar Schools and Universities; together with high speed rail services to London St Pancras. The travel time to the capital from each of these centres is approximately one hour. The surrounding countryside nestles on the edge of the Kent Downs Area of Outstanding Natural Beauty over which there is a wealth of public footpaths, bridle paths and cycle routes.

### The Property

A spacious four bedroom cottage set in an exclusive location within the small peaceful hamlet of Wickham Bushes. A useful front porch leads into the sitting room with a centrally placed fireplace housing a multi-fuel stove. At the rear of the property is a fantastic large kitchen/dining room with an extensive range of wall and base units all topped with granite worksurfaces. Here will be found a modern oil fired Rayburn, butler sink and ample space and plumbing for an American style fridge with water cooler, washing machine and dishwasher. This spacious kitchen is light and airy due to the large skylight and French doors out to the garden, there is even a second multi-fuel stove!

Upstairs there are four bedrooms all benefitting from some lovely rural views, the Master bedroom

having an ensuite shower room along with a further family shower room.

This is a wonderful family home positioned within a small desirable location and viewings are highly recommended.

### Outside

The rear gardens are fully enclosed, with security access gate, laid mainly to neat lawn with established borders. A patio is adjacent to the property with a path extending up to the superb outbuildings which consist; large insulated workshop, a social room with built-in bar both benefiting from power and light, plus a summerhouse and greenhouse. An integral garage has an electric roller door to the front, an area for workbench/storage and a pedestrian access door to the rear. Garden and parking to the front.

### Services

Oil central heating and hot water. Maintenance free waste treatment plant.

### Local Authority

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

### Tenure

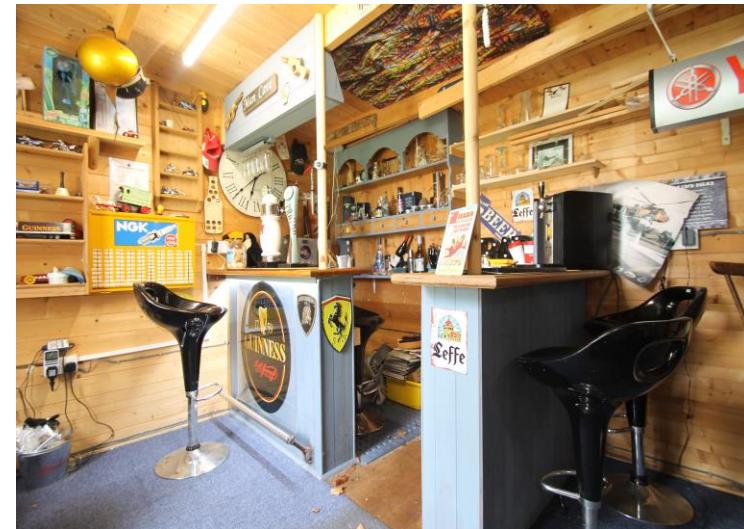
Freehold

### Current Council Tax Band: C

### EPC Rating: E

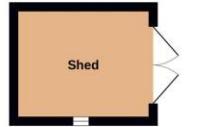
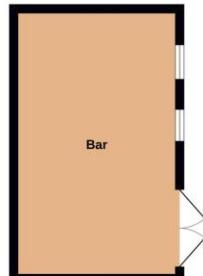
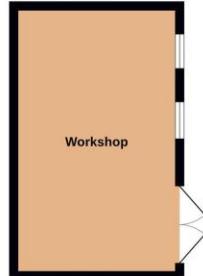
### Agents Note

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.

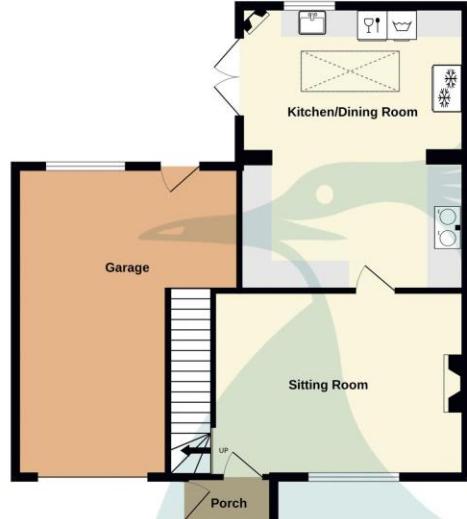


To view this property call Colebrook Sturrock on **01303 840422**

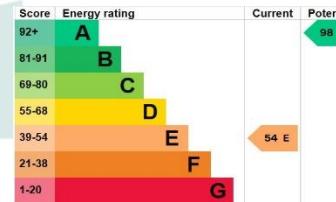
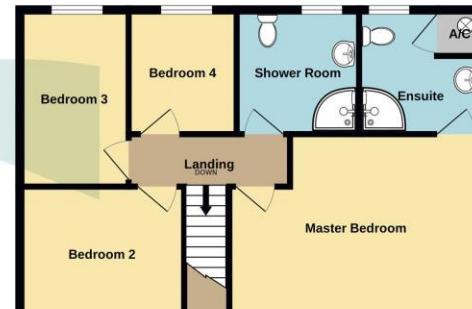
Outbuildings  
436 sq.ft. (40.5 sq.m.) approx.



Ground Floor  
738 sq.ft. (68.6 sq.m.) approx.



1st Floor  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1769 sq.ft. (164.3 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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## Entrance Porch

## Sitting Room

16' 4" x 11' 10" (4.97m x 3.60m)

## Kitchen/Dining Room

18' 3" x 14' 8" (5.56m x 4.47m)

## First Floor Landing

## Main Bedroom

16' 3" x 12' 0" (4.95m x 3.65m)

## Ensuite Shower Room

7' 11" x 7' 11" (2.41m x 2.41m)

## Bedroom Two

10' 11" x 8' 7" (3.32m x 2.61m)

## Bedroom Three

10' 10" x 7' 0" (3.30m x 2.13m)

## Bedroom Four

7' 7" x 7' 0" (2.31m x 2.13m)

## Family Shower Room

8' 0" x 8' 0" (2.44m x 2.44m)

## Garage

## Workshop

17' 4" x 10' 8" (5.28m x 3.25m)

## Bar

17' 4" x 10' 8" (5.28m x 3.25m)

## Shed

9' 0" x 7' 0" (2.74m x 2.13m)

Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

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colebrooksturrock.com

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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