



West End House

Coldred Road, Eythorne, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome Grade II listed Georgian property with cottage annexe and separate barn, set in mature gardens

Believed to date from the late 1700s, West End House is a beautifully presented country house situated in a peaceful location on the outskirts of a sought-after village and adjoining open countryside



**6 + 2
RECEPTION
ROOMS**



**5 + 2
BEDROOMS**



**4 + 3
BATHROOMS**



**PARKING
AREA/DOUBLE
GARAGE**



**ABOUT 1.5
ACRES**



FREEHOLD



**RURAL/
VILLAGE**



4,538 SQ FT



**GUIDE PRICE
£1,500,000**

The property

Believed to date from the late 1700s, this charming Grade II listed property has evolved over time to provide the flexible and extensive accommodation found today. The present owners have renovated and updated the interior as well as creating an enhanced outdoor space, the whole providing a delightful family home whilst maintaining a comfortable air of relaxed elegance.

The central front door opens into a panelled reception hall from where the main reception rooms are accessed. Some of the rooms retain the original pitch pine panelling to the walls, as is evident in the morning room, which is arranged around a fireplace with a wood-burning stove. Beyond is the sitting room, a bright double aspect room with a bay window and an open fireplace. A doorway from the hall leads down to the cellar.

Set across the back of the house is a study and an open plan dining room that continues through to a bright kitchen with a vaulted ceiling. The kitchen is fitted with a variety of wall and floor cabinets

arranged around a central island; double doors lead out to the terrace.

On the first floor, the principal bedroom is set to the front and has panelled walls and a fireplace; the room benefits from a spacious dressing room and an en-suite bathroom. Bedroom 2 is a bright, well-portioned room. Two further bedrooms are set to the rear, both with en suite shower rooms.

Stairs from the landing lead to a useful attic room. A separate staircase from the family room leads to an additional bedroom and a bathroom.

Westfields Cottage - The Annexe

To the south side of the main house is a self-contained cottage, Westfields Cottage. The property has been utilised as a holiday let, generating a substantial income.

There is a good size sitting room with a bay window, a double aspect dining room, a well fitted kitchen and a wet room. On the first floor there are two double bedrooms, a bathroom and a shower room.











Outside

West End House is set behind electric gates and approached over a gravel drive, leading to a parking area in front of the detached double garage. A gravel path to the front of the house leads to the main entrance. The property is set back from the road, behind an area of formal lawn that is screened by hedging adjoining the parking area.

The gardens provide a lovely setting for the house. To the back of the house there is a delightful, paved terrace and a deep flint well. This area is sheltered on three sides and has views across the tranquil rear garden. There is a further area of garden to the north, laid mainly to lawn and with an ornamental pond.

The property has a right of way over the lane on the southern boundary, providing vehicle access to Westfields Cottage where there is a parking area. This is beside a substantial detached brick-built barn, which has planning consent for conversion to a holiday let (see Dover District Council Planning portal ref: 21/01814).

Location

The property benefits from the tranquility of its rural village setting, whilst being within easy reach of transport links and amenities. Eythorne village is located in the triangle between Canterbury, Sandwich and Dover and enjoys access to all three via the A2 and the A256 from Sandwich to Dover. The village offers convenient day-to-day amenities, including a convenience store with Post Office, a primary school and a pub. Waldershare Park adjoins the southern boundaries of the village and the immediate surrounding countryside offers delightful walks, riding and cycling.

The High Speed train service to London St Pancras is available from Dover Priory station (from 66 minutes) whilst Shepherdswell station has mainline services to London and the Kent coast. Together, Canterbury, Dover and Sandwich provide a comprehensive range of shops and an excellent array of schools in both independent and public sectors. The area has good access to the Continent via the Port of Dover and Eurotunnel terminal.

Distances

- A2 2 miles
- Sandwich 8 miles
- Port of Dover 8 miles
- Canterbury 12.4 miles
- Eurotunnel 14.5 miles

Nearby Stations

- Shepherdswell
- Dover Priory

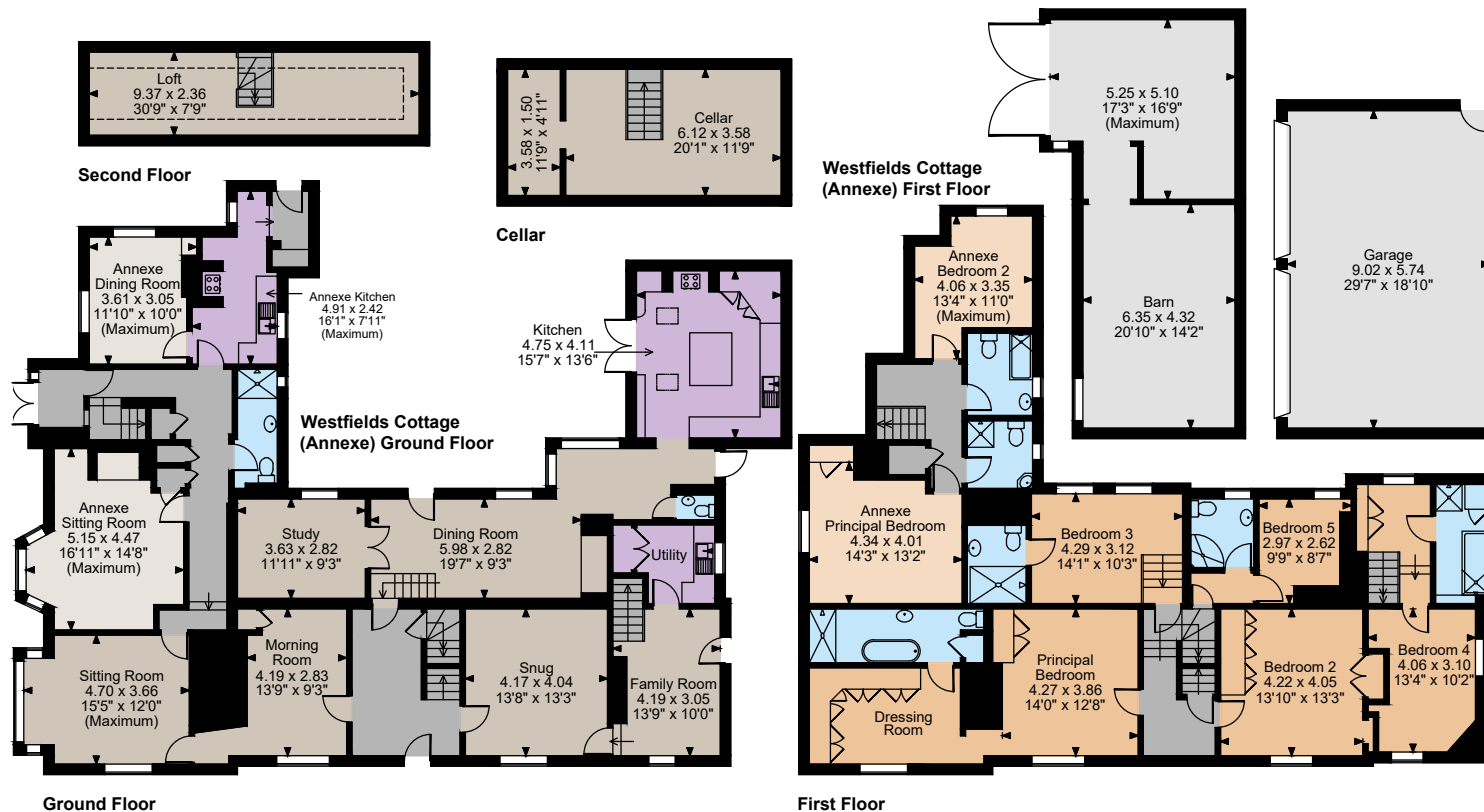
Nearby Schools

- Eythorne Elvington Community Primary School
- Shepherdswell CofE Primary School
- Beech Grove School
- Northbourne Park School
- Dover Grammar for Boys/Girls schools
- Sandwich schools
- Canterbury schools









The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,337 sq ft (309 sq m)
 Westfields Cottage (Annexe) 1,201 sq ft (112 sq m)
 Limited use area 115 sq ft (11 sq m)
 Garage internal area 557 sq ft (52 sq m)
 Outbuilding internal area 576 sq ft (53 sq m)
 Total internal area 5,786 sq ft (537 sq m)
 For identification purposes only.

Directions

CT15 4BE

what3words: ///giggles.private.dispensed- brings you to the property

General

Local Authority: Dover District Council

Services: All mains services; gas heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: House - Band G; Cottage - Band C

EPC Rating: House - E; Cottage - C

Planning: Prospective purchasers should make their own enquiries of Dover District Council.

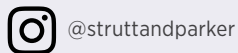
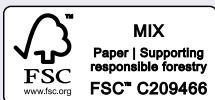
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Canterbury

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