



Roundhill, Mill Lane, Shepherdswell, Kent

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# Roundhill Mill Lane, Shepherdswell, Kent CT15 7LT

A handsome contemporary home on the edge of a sought-after village, with views to open countryside.

Shepherdswell station 1 mile, A2 1.9 miles, Port of Dover 7.4 miles, Deal 8.4 miles, Folkestone Central station 10 miles (London St Pancras from 56 minutes), Canterbury 12 miles, Eurotunnel 13 miles

Reception hall | Sitting room | Music room  
Dining room | Kitchen/breakfast room | Utility Cloakroom | Principal bedroom with walk-in wardrobe and en suite shower room | 3 Further bedrooms (2 en suite) | Dressing room/  
Bedroom 5 | Family bathroom | Storage outbuilding | Parking | Garden | EPC rating C About 0.8 of an acre

## The property

With attractive architectural design, Roundhill is an appealing village residence which offers a generously proportioned, light and airy living environment together with the stylish presentation favoured by modern families.

An open and free-flowing arrangement of rooms on the ground floor provides a relaxed and sociable ambience, with the reception hall leading through to an impressive formal dining room which is adjoined by a kitchen/breakfast room. Filled with natural light courtesy of its triple aspect, skylight window and two sets of French doors, this convivial space provides a seamless transition to the garden terrace.

Fitted with contemporary cabinetry in two colour-tones, the kitchen features stone and wooden work surfaces and an island unit which forms a subtle divide to a seating niche beside a freestanding log-burner.

An elegant sitting room has a wall of bi-folding doors connecting to the outside and is adjoined by a versatile use reception area currently utilised as a music room.

The refined format continues on the first floor where there are four bedrooms, a dressing room and a luxurious family bathroom with a freestanding tub on a raised plinth. The principal bedroom offers a stylish retreat, with French doors to a Juliet balcony and access to a beautifully appointed en suite shower room.

## Outside

Evergreen hedging fronts the lane and borders the gravelled driveway which extends to an area of hardstanding providing parking for numerous vehicles. Lengths of clipped hedging create partitions within the garden, with low-level box-shrubs forming a visually attractive adornment alongside the frontage of the house.

Swathes of lawn offer a soft-surface playground for children and paved terracing to the side and rear of the home provide opportunities for al fresco dining and relaxation. The majestic mature trees are striking natural features, whilst views from the garden include the rolling hills of the adjoining farmland and the sea.

A large timber outbuilding offers an excellent storage facility, with the versatility to be enhanced for use as a studio or home-office, subject to any necessary consents.

## General

**Local Authority:** Dover District Council

**Services:** All mains services; gas heating

**Council Tax:** Band F

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

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

**Tenure:** Freehold

**Guide Price:** £995,000

























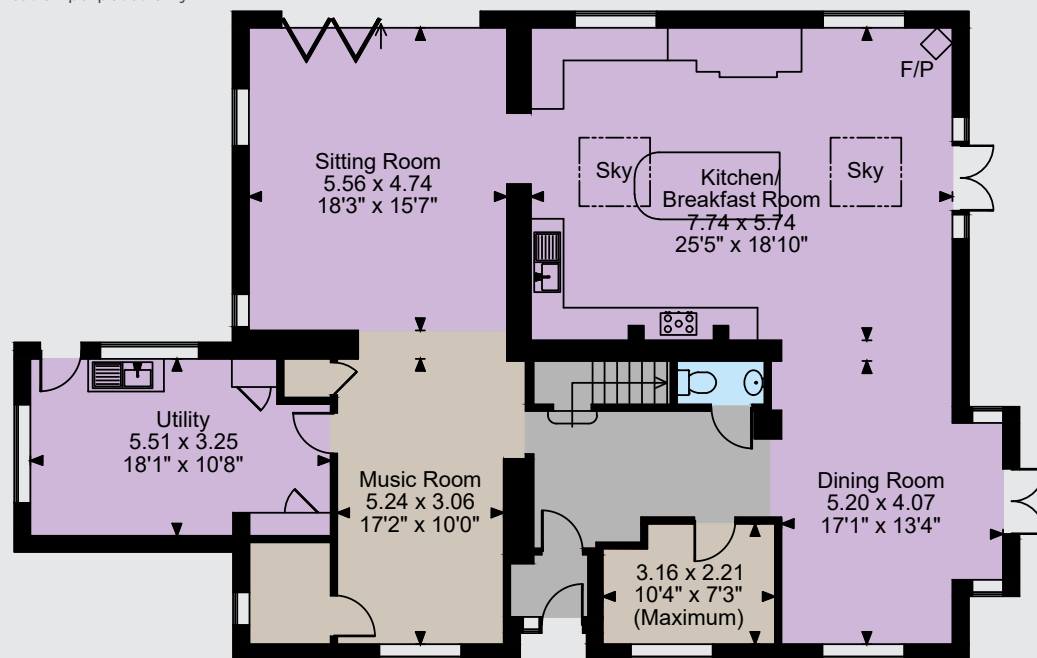
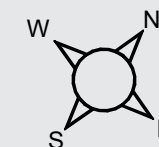




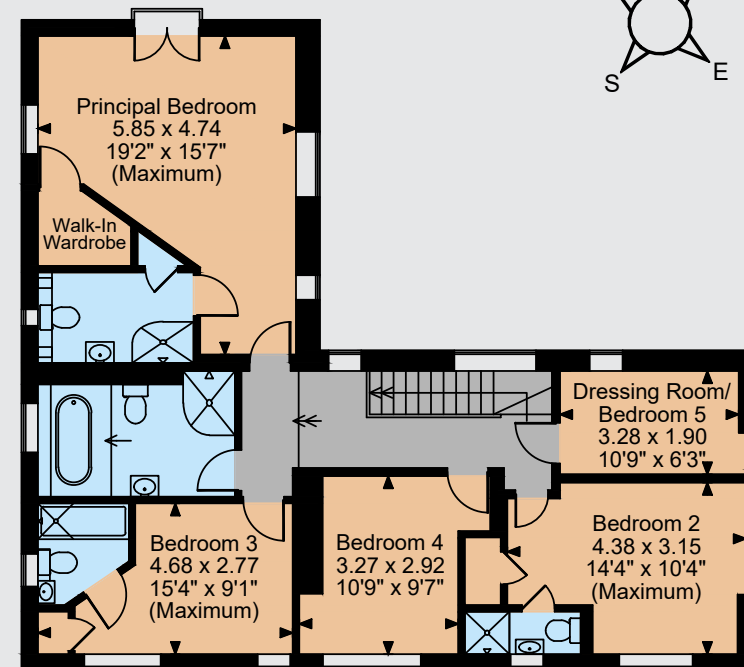




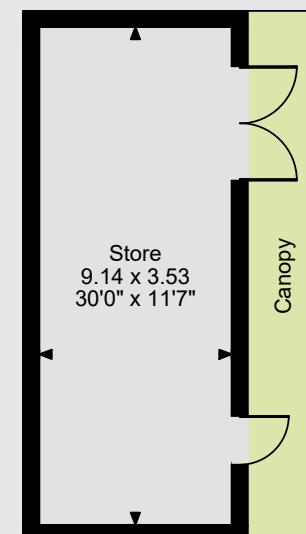
Roundhill Mill Lane, Shepherdswell, Kent  
 Main House internal area 2,757 sq ft (256 sq m)  
 Store internal area 347 sq ft (32 sq m)  
 Total internal area 3,104 sq ft (288 sq m)  
 For identification purposes only.



**Ground Floor**



**First Floor**



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

The property occupies an idyllic setting on the edge of Shepherdswell village, with amenities including a convenience store, medical surgery, primary school and a pub. The station provides services to Dover and Canterbury, whilst the High Speed rail service connects Folkestone Central to London St Pancras in just under an hour. There is good access to the Continent via Eurotunnel and the Port of Dover.

Situated at the foot of the Kent Downs Area of Outstanding Natural Beauty, there are plenty of opportunities to explore the walking, riding and cycling routes in this picturesque landscape.

Road-users have easy access to the A2 for onward journeys to Canterbury and Dover, with both towns providing comprehensive retail, recreational and cultural facilities. The area has a good selection of schools, including Dover College and Northbourne Park.

## Directions

CT15 7LT

What3Words: ///tablet.situation.magnitude brings you to the property's driveway

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

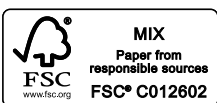
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